

**Town of Erie
Planning Commission
Resolution No. P25-16**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the Erie PD
Expansion Site Plan with a Condition**

Whereas, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the Erie PD Expansion Site Plan for the real property legally described as Lot 2 Block 9 Creekside Subdivision; and

Whereas, on May 16, 2025, the Applicant submitted the Application to the Town of Erie; and

Whereas, on November 19, 2025, 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 Erie PD Expansion Site Plan with conditions.

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

Section 1. Findings of Fact.

- a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.10.F.2 of the UDC:
 - i. The site plan is generally consistent with the town's comprehensive plan;
 - ii. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;
 - iii. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;
 - iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

- v. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land use.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Erie PD Expansion Site Plan, subject to the following condition:

- a. The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.

Adopted this 19th day of November, 2025.

Ben Hemphill, Chair

ATTEST:

Melinda Helmer, Secretary

**Town of Erie
Planning Commission
Resolution No. P25-15**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the Erie PD
Expansion Special Review Use with a Condition**

Whereas, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the Erie PD Expansion Special Review Use for the real property legally described as Lot 2 Block 9 Creekside Subdivision; and

Whereas, on May 16, 2025, the Applicant submitted the Application to the Town of Erie; and

Whereas, on November 19, 2025, 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 Erie PD Expansion Special Review Use with conditions.

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

Section 1. Findings of Fact.

- a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.11.C.2 of the UDC:
 - i. The proposed use is generally consistent with the town's comprehensive plan and all applicable provisions of this UDC and applicable state and federal regulations;
 - ii. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
 - iii. The proposed use is generally consistent with any applicable use-specific standards set forth in section 10-3-2;
 - iv. The proposed 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);

- v. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;
- vi. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
- vii. Adequate assurances of continuing maintenance have been provided; and
- viii. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Erie PD Expansion Special Review Use, subject to the following condition:

- a. The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.

Adopted this 19th day of November, 2025.

Ben Hemphill, Chair

ATTEST:

Melinda Helmer, Secretary