

**Town of Erie
Planning Commission
Resolution No. P24-07**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve Westerly
Preliminary Plat No. 3**

Whereas, Erie Land Company, LLC ("Applicant") owns the real property more particularly described as a Portion of the East ½ of Section 21, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, Colorado (the "Property");

Whereas, on June 4, 2021, the Applicant filed an application (the "Application") for approval of a Preliminary Plat on the Property; and

Whereas, on June 5, 2024, the Planning Commission held 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. 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 applicable criteria of Section 10.7.7.D.2 of the Erie Municipal Code (the "UDC");
- b. The subdivision is generally consistent with the town's comprehensive plan.
- c. The subdivision is generally consistent with and implements the intent of the specific zoning district(s) in which it is located.
- d. 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 this UDC.
- e. The subdivision complies with all applicable use, development, and design standards set forth in chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this chapter or this UDC. Applicants shall refer to the development standards in chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of

lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

f. The subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions, including, but not limited to, wetlands, water quality, erosion control, and wastewater regulations.

g. 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.

h. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.


i. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

j. 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.

k. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Westerly Preliminary Plat No. 3 as described in the Application.

Adopted this 5th day of June, 2024.



Tim Burns, Chair

Attest:



Melinda Helmer, Secretary