

**Town of Erie  
Planning Commission  
Resolution No. P26-10**

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

**Whereas**, Erie Junction, LLC ("Applicant") filed an application (the "Application") for approval of the Erie Junction Duplex Special Review Use for the real property legally described as Erie Junction Final Plat; and

**Whereas**, on December 23, 2025, the Applicant submitted the Application to the Town of Erie; and

**Whereas**, on May 20, 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 Erie Junction Duplex Special Review Use 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. 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 Junction Duplex Special Review Use, subject to the following condition:

- a. The developer shall build and pass along maintenance responsibility for fences where shown on the current concept plan on the two northern lots, but not including the area adjacent to the paved roadway.

**Adopted this 20<sup>th</sup> day of May, 2026.**

  
Ben Hemphill, Chair

ATTEST:

  
Melinda Helmer, Secretary