Town of Erie
Resolution No. 26-119

A Resolution of the Town Council of the Town of Erie Approving 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 recommended that the Town Council approve the Application; and

Whereas, on June 23, 2026, the Town Council held a properly-noticed public hearing on the Application.

Now, therefore, be it resolved by the Town Council 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 Town Council finds and determines as follows:

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, the Town Council hereby approve the Special Review Use as described in the Application, 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 23rd day of June, 2026.

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Andrew J. Moore, Mayor

ATTEST:

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Debbie Stamp, Town Clerk