



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: January 18, 2023

SUBJECT: Ordinance 2023-239 regarding the Rieder Farm Annexation

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2023-239 Annexing certain unincorporated lands located in Weld County, known as the Rieder Farm Annexation, containing approximately 40.9 acres

ATTACHMENTS:

1. Ordinance 2023-239
2. Vicinity Map
3. Petition
4. Annexation Map
5. PZC Agenda Memorandum for Annexation & Zoning
6. Staff Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has received a petition for annexation from Platte Land and Water, LLC, for the Rieder Farm Annexation (Attachment 3), located in Weld County. The property is located on the west side of Parish Ave., north of Second Street (Attachment 2).

This proposed area of annexation meets the eligibility and contiguity requirements of CRS 31-104 and 105, and is bordered by Johnstown along the southern and western boundaries (Attachment 4). A Resolution to this effect was approved by Council on December 5, 2022.

The Planning & Zoning Commission (PZC) held a public hearing on November 16, 2022, to consider the Rieder Farm Annexation (Case ANX22-0002). The Planning & Zoning Commission Agenda Memorandum (Attachment 5) provides background and historical use of the property. The property has been undeveloped agricultural land within unincorporated Weld County. Based upon the materials submitted, analysis, and findings, the PZC approved a motion recommending to Town Council approval of this annexation request.

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johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Full referral packets, required per C.R.S., were sent via registered mail to the Weld County Board of County Commissioners, the County Attorney, and all Special Districts.

This petition and application for annexation is accompanied by companion requests, on this Council agenda, for Establishment of Zoning to H-A (Holding Ag) that encompasses this annexation area. An annexation agreement will be presented concurrent with the second reading of the ordinance.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Planning & Zoning Commission recommended, and Town Staff supports, Approval of Ordinance 2023-239 Annexing approximately 40.9 acres, known as the Rieder Farm Annexation, on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2023-239, on First Reading.

For Denial

I move that the Town Council deny Ordinance 2023-239.

Reviewed and Approved for Presentation,



Town Manager