



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** August 1, 2022
- SUBJECT:** Ordinance 2022-234 regarding the SunCatcher Annexation
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-234 on First Reading, Annexing certain unincorporated lands located in Weld County, known as the SunCatcher Annexation, containing approximately 125 acres
- ATTACHMENTS:**
1. Ordinance 2022-234
 2. Petition
 3. Vicinity Map
 4. Annexation Map
 5. PZC Agenda Memorandum for Annexation & Zoning
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Town has received a petition for annexation from Sauer South, LLC, for the SunCatcher Annexation (Attachment 2), located in Weld County. This proposed area of annexation meets the eligibility and contiguity requirements of CRS 31-104 and 105, and is bordered by Johnstown along the northern and eastern boundaries. (Attachment 4). A Resolution to this effect was approved by Council on June 20, 2022. The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision currently under development. (Attachment 3).

The Planning & Zoning Commission (PZC) held a public hearing on July 13, 2022, to consider the SunCatcher Annexation (Case ANX21-0005). 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 (5-0) to recommend to Town Council approval of this annexation request.

The Community That Cares

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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 PUD-MU (Planned Unit Development – Mixed Use) and a PUD Outline Development Plan (ODP) that encompasses this annexation area. Additional pending requests for a subdivision and Use by Special Review will be heard at subsequent hearings.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2022-234 Annexing approximately 125 acres, known as the SunCatcher Annexation, on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2022-234 Annexing approximately 125 acres, known as the SunCatcher Annexation, on First Reading.

For Denial

I move that the Town Council deny Ordinance 2022-234.

Reviewed and Approved for Presentation,



Town Manager