



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: April 17, 2023

SUBJECT: Ordinance 2023-244 regarding the Archdiocese Annexation Nos. 1-3

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2023-244 Annexing certain unincorporated lands located in Weld County, known as the Archdiocese Annexation Nos. 1-3, containing approx. 47.49 acres.

ATTACHMENTS:

1. Ordinance 2023-244
2. Vicinity Map
3. Petition
4. Annexation Maps Nos. 1, 2 and 3
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 the owner, for the Archdiocese Annexation Nos. 1-3 (Attachment 3), located in Weld County. The property is west of Weld County Road 19, and north of Weld County Road 44, adjacent to and excluding the Little Thompson/Hillsborough reservoir and ditch. (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 western boundary (Attachment 4).

This original proposed annexation consisted of 82.59 acres, comprised of two Archdiocese Annexation, Nos. 1 and 2. Following discussions with the Town of Milliken, and Extension Irrigation Company (Little Thompson/Hillsborough Reservoir and the Ditch), a portion of this Archdiocese parcel has been excluded by deed from the subject annexation. The resulting annexation is a series of three annexations that build upon one another for contiguity purposes, and comprise a 47.49 acre annexation, in total. All documentation has been updated accordingly and has received acceptance by parties in interest, and is reflected in the documents presented.

The Planning & Zoning Commission (PZC) held a public hearing on February 15, 2023, to consider the previous configuration of the subject annexations, as stated above. 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, with some limited oil and gas

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facilities. Based upon the materials submitted, analysis, and findings, the PZC approved a motion recommending to Town Council approval of this annexation request.

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 (Mixed Use), as well as an Outline Development Plan and Use by Special Review to permit development of a community scale solar facility on a portion of this annexation area. An annexation agreement will be presented concurrent with the second reading of the ordinance, which includes the provision for dedication of additional right of way along the County Road 19 frontage of this parcel to be executed and recorded on or after the effective date of this annexation.

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 2023-244 Annexing approximately 47.49 acres, known as the Archdiocese Annexation Nos. 1-3 on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2023-244, on First Reading.

For Denial

I move that the Town Council deny Ordinance 2023-244.

Reviewed and Approved for Presentation,



Town Manager

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