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September 27, 2024

Elizabeth Relford
Interim Planning Director
Weld County Department of Planning Services
1402 N. 17th Avenue
PO Box 758
Greeley, CO 80632-0758

VIA EMAIL

Re: Coordinated Planning Agreement Definitions – Weld County

Dear Ms. Relford:

Thank you for providing the opportunity to participate in County-wide planning discussions; we appreciate your willingness to include us in these dialogues. Please see our comments below regarding the proposed CPA Definitions:

Urban

Land uses characterized by development density typical to urbanized areas that require services such as central water and sewer systems, road networks, park and recreation services, storm drainage, nearby fire and police protection services, and similar such services.

County will not approve urban uses within 3 miles, except if it meets definition of “economic development.”

Comment: This definition can be interpreted to allow County approval and permitting of commercial/industrial projects in the Town’s 3-Mile Area. Over time, the Town’s corporate boundary will expand to encompass lands within the 3-Mile Area, ultimately requiring the Town to provide services to said lands. Commercial/industrial uses within the Town’s 3-Mile Area should be developed in conjunction with the Town’s adopted plans and policies, and the Town should have control over the development of such uses.

The Town does not support the inclusion of the disclaimer regarding exceptions for projects that meet the definition of “economic development” (highlighted above).

Economic Development

Nonresidential land uses that improve the economic well-being and quality of life of the region by increasing tax revenue and creating jobs.

The Community that Cares

Urban uses the County may allow with pre-annexation agreement, community design standards, coordinating transportation, primary employers.

Comment: The definition of “Economic Development” is broadly defined and could be interpreted to include a vast array of non-residential project types. Again, the Town should have control over commercial/industrial development in our 3-mile area. The definition of “Economic Development” should be used to prohibit eligible projects from developing in 3-Mile Areas.

Rural

Land uses that typically do not require services such as central water and sewer systems, paved roads, park and recreation services, storm drainage and similar such services, and are generally considered to be rural in nature.

(Discuss ag uses that are primarily permitted in the county.) Uses the County will allow within the 3-mile area.

Comment: The Town would like to see an updated list of uses that would be considered under the definition of Ag.

Sincerely,



Jeremy Gleim, AICP
Planning and Development Director
Town of Johnstown

Cc: Matt LeCerf, Town Manager – Town of Johnstown