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TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** October 7, 2024
- SUBJECT:** Public Hearing: Resolution 2024-46 for Filing No. 1 Final Plat and Final Development Plan for Subdivision Case No. SUB22-0008.
- ACTION PROPOSED:** Consideration and Recommendation of the following:
1. Resolution 2024-46 for Podtburg Subdivision Filing No. 1 Final Plan and Final Development Plan; and,
- ATTACHMENTS:**
1. Planning & Zoning Commission Staff Report
 2. Resolution 2024-46
 3. Final Plat – Podtburg Subdivision Filing No. 1
 4. Final Development Plan
 5. Outline Development Plan
 6. Phasing Plan
 7. Safety Envelopes
 8. Comment Letter – Town of Berthoud
 9. Subdivision Development and Improvement Agreement
 10. Staff Presentation
 11. Applicant Presentation
- PRESENTED BY:** James Shrout, Planner I
Jeremy Gleim, AICP, Planning and Development Director
-

EXECUTIVE SUMMARY

The applicant, Podtburg Dairy Limited Partnership, LLLP, has submitted a request for a Final Plat and Final Development Plan for approximately 448.32 acres of land in Weld County. The property is located west of Colorado Boulevard, south of Weld County Road 44 (WCR 44) and north of WCR 42. A small portion of the project is located on the north side of WCR 44. The request is being made to support the development of a golf course.

The Community that Cares

Town Council approved Resolution No. 2022-18 on May 2, 2022, approving the Preliminary Plat and Preliminary Development Plan for the Podtburg Property. The Final Plat for Filing No. 1 and the Final Development Plan being considered in conjunction with this staff report comply with the Preliminary Plat and Preliminary Development Plan mentioned above.

The proposed Bella Ridge Golf Course will encompass approximately 102.47 acres of irrigated turf and landscape, to be exclusively irrigated through 10 shares of the Highland Ditch, 21 shares of the Ish Reservoir, 13 shares of the Farmers Extension, and 23 shares of the Bunyan Lateral. The developer has provided estimates and records of the water supplies available to the above-described water rights to substantiate that the golf course will have adequate water supplies during average and dry years.

In 2023, an Early Grading Permit was applied for and subsequently approved after a thorough review by staff and consultants for the Town of Johnstown. Early grading and seeding were pertinent to shape the land for the golf course and to start establishing grass, respectively.

Planning and Zoning staff are working with the developers, who in turn are coordinating with the Weld County Department of Public Health and Environment on the successful implementation of the temporary Onsite Wastewater Treatment System (OWTS), or more commonly known as a septic system, that will be connected to the temporary clubhouse. The temporary clubhouse will be the only structure connected to the OWTS. Once the permanent clubhouse is built and all necessary public sewer systems are installed, inspected, and approved, the OWTS will be removed pursuant to Weld County Department of Public Health and Environment regulations.

The Town of Berthoud submitted a comment letter regarding this project (Attachment 7). Their comments are focused on infrastructure around the project site, and they have requested coordination on certain transportation issues that will cross jurisdictional boundaries. Since roadway and public improvements are minimal with Filing No. 1, their comments will be more appropriate with later stages of development; nonetheless, staff will coordinate with them on transportation issues in the vicinity of this project.

PLANNING AND ZONING COMMISSION SUMMARY

On August 7, 2024, a public hearing was held before the Town of Johnstown's Planning and Zoning Commission to hear testimony regarding this project. Staff presented the project to the Commission and then the applicant presented to the Commission, sharing their vision to create an 18-hole golf course, driving range, and tracts for future residential development.

Residents of the Northmoor Acres Community voiced concerns about access, future public improvements, and the timeline for completion. Upon closing of the public hearing, a motion to recommend approval of the project was made by the Commission. The Commission voted

unanimously in favor of the recommendation. A detailed review of the project is included in the Planning and Zoning Commission staff report, which is attached to this report (Attachment 1).

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

LEGAL ADVICE:

The Town Attorney prepared the Resolution for this project and reviewed the Subdivision Development and Improvement Agreement.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: The Planning and Zoning Commission recommends that the Town Council approve Subdivision Case No. SUB22-0008, approving: 1) Resolution No. 2024-46 for the Final Plat of Filing No. 1 and Final Development Plan; and 2) The Subdivision Development and Improvement Agreement (SDIA). The resolution and SDIA must be voted on separately.

SUGGESTED MOTIONS:

RESOLUTION 2024-46

For Approval: I move to approve Resolution 2024-46, Approving Filing No. 1 Final Plat and Final Development Plan for Subdivision Case No. SUB22-0008.

For Denial: I move to deny Resolution 2024-46.