



Town of Johnstown

MEMORANDUM

TO: Town Council

FROM: Kim Meyer, Director of Planning & Development

DATE: August 17, 2020

SUBJECT: Weld County – Update to Comprehensive Plan (Draft)

ATTACHMENTS:

- 1) Weld County Comprehensive Plan Summary & Draft
- 2) Weld County DRAFT Future Development Map

Weld County is in the process of updating their Comprehensive Plan, which is adopted as part of their county code. Draft copies and maps, as well as options to provide public comment are available at: https://www.weldgov.com/departments/planning_and_zoning/long-range_planning

The draft Future Development Plan Map reflects a significant shift for the County. The proposed map starts to take into account a continuum of development intensity, with high value transportation corridors and intersections being identified as “Opportunity Zones,” and a feathering of development intensity from municipal limits to rural areas. No specific land uses are called out, but instead the county would evaluate the appropriate density/intensity of use for an area based on proximity to urban areas – a quick primer based on Staff’s understanding; see the map for the County’s labels:

- Gray – within Municipal Boundaries
- Red – ¼ mile, a strong preference to annex to adjacent jurisdiction if possible
- Orange – 1 mile, more urban level intensities appropriate, encourage annexation
- Yellow – 1-3 miles, may be eligible to annex but municipal services may not be viable
- Light Green – non-urban level development
- Green – rural/ag

Town Staff has had discussions with County planning staff and provided informal feedback, and intends to prepare a formal response indicating support of the proposed Comp Plan and proposed Future Development Plan the first week of September. Please forward any feedback or questions you may have.

This Draft is proposed for hearing with the Weld County Planning & Zoning Commission on September 15th, and BOCC hearings on September 30th, October 19th and November 9th.

The Community That Cares

www.TownofJohnstown.com

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