



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	September 20, 2021
SUBJECT:	Resolution 2021-35 and Ordinance 2021-209 regarding the Whitehall Annexation
ACTION PROPOSED:	Hold Public Hearing and Consider: (i) Resolution 2021-35 Findings of Fact and Conclusions Based Thereon with Respect to the Whitehall Annexation and (ii) Ordinance 2021-209 on First Reading - Annexing lands located in Weld County, known as the Whitehall Annexation, containing approximately 240.96 acres
ATTACHMENTS:	<ol style="list-style-type: none">1. Resolution 2021-35 Findings of Fact and Conclusions Based Thereon with Respect to the Whitehall Annexation2. Ordinance 2021-209 approving the Whitehall Annexation3. Petition4. Vicinity Map5. Annexation Map6. PZC Agenda Memorandum for Annexation & Zoning
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has received a petition for annexation from Sauer Phantom 5, LLC and Sauer-Whitehall, LLC, for the Whitehall Annexation of approximately 240.96 acres in Weld County. This proposed parcel to be annexed meets the eligibility and contiguity requirements of CRS 31-104 and 105, and is contiguous to Johnstown along the right-of-way for Colorado Blvd. and to the east (See Attachment 3 & 4). A Resolution finding substantial conformance was approved by Council on August 2, 2021. This annexation is proposed to encompass the property, as well as the full existing right-of-way for CR 46.

The Planning & Zoning Commission (PZC) held a public hearing on August 11, 2021, to consider the Whitehall Annexation (Case ANX20-0003). Inquiries from neighbors have largely been related to future development plans and concerns over connecting streets into the existing Clearview residential neighborhood, which is not envisioned by the Town. Current planning for this property is limited to a future development under the requested PUD-MU zoning, as well as the new Roosevelt High School (Weld RE5-J), which will be sited such that these street connections will not be possible or desirable.

The Planning & Zoning Commission Agenda Memorandum (See Attachment 5) provides background and historical use of the property. The property has historically been undeveloped agricultural land. No neighborhood meeting was held for this project – once more detailed development plans are known, such meetings will be held.

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The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Referrals of this Annexation were sent to Weld County and all special districts. Weld County noted only the lack of annexation of the railroad property/right-of-way along the northern boundary of the parcel.

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.

This petition and application for annexation are accompanied by companion requests for Establishment of Zoning to PUD-MU (Mixed Use) zoning and an Annexation Agreement.

LEGAL ADVICE:

The Resolution and the Ordinance were prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-210 Findings of Fact and Conclusions Based Thereon with Respect to the Whitehall Annexation and approve Ordinance 2021-210 Annexing the 240.96-acre Whitehall Annexation on First Reading

SUGGESTED MOTIONS:

Resolution 2021-35

For Approval

I move that Town Council approve Resolution 2021-35 Findings of Fact and Conclusions Based Thereon with Respect to the Whitehall Annexation.

For Denial

I move that the Town Council deny approval of Resolution 2021-35.

Ordinance 2021-209

For Approval

I move that the Town Council approve Ordinance 2021-209 Annexing the Whitehall Annexation on First Reading.

For Denial

I move that the Town Council deny approval of Ordinance 2021-209 as presented.

Reviewed and Approved for Presentation,

A handwritten signature in blue ink, appearing to be 'WJL', is written over a horizontal line.

Town Manager

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