



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	September 20, 2021
SUBJECT:	Resolution 2021-34 and Ordinance 2021-207 regarding the Held Farm Annexation
ACTION PROPOSED:	Hold Public Hearing and Consider: (i) Resolution 2021-34 Findings of Fact and Conclusions Based Thereon with Respect to the Held Farm Annexation and (ii) Ordinance 2021-207 on First Reading - Annexing lands located in Weld County, known as the Held Farm Annexation, containing approximately 122.71 acres
ATTACHMENTS:	<ol style="list-style-type: none">1. Resolution 2021-34 Findings of Fact and Conclusions Based Thereon with Respect to the Held Farm Annexation2. Ordinance 2021-2073. 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 Platte Land & Water, LLC, for the Held Farm Annexation of approximately 122.71 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 Parish Ave ROW and the north and east boundaries of the current Downtown industrial area. (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 48.5, as well as Parish/CR 17.

The Planning & Zoning Commission (PZC) held a public hearing on August 11, 2021, to consider the Held Farm Annexation (Case ANX20-0002). Two adjacent neighbors appeared at the hearing with questions about location and timing of future utilities and development, as well as clarification on the planning process. No opposition was expressed.

The Planning & Zoning Commission Agenda Memorandum (See Attachment 6) provides background and historical use of the property. The property has historically been undeveloped agricultural land. No neighborhood meeting was held for this project.

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, Milliken,

The Community That Cares

www.TownofJohnstown.com

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

and all special districts. Weld County only noted the lack of annexation of the railroad property, for which the owners have evidence of a fee simple deed (not right of way), which would necessitate railroad sign-off on that annexation.

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 is accompanied by companion requests Establishment of Zoning to H-A (Holding Agriculture), and an Annexation Agreement which will be presented to Council prior to the 2nd reading of this ordinance.

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 Held Farm Annexation and approve Ordinance 2021-210 Annexing the 122.71-acre Held Farm Annexation on First Reading.

SUGGESTED MOTIONS:

Resolution 2021-34

For Approval: I move that Town Council approve Resolution 2021-34 Findings of Fact and Conclusions Based Thereon with Respect to the Held Farm Annexation.

For Denial: I move that the Town Council deny approval of Resolution 2021-34.

Ordinance 2021-207

For Approval: I move that the Town Council approve Ordinance 2021-207 Annexing the Held Farm Annexation on First Reading.

For Denial: I move that the Town Council deny approval of Ordinance 2021-207 as presented.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

www.TownofJohnstown.com

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