

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 03-PC-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING APPROVAL TO THE BOARD OF TRUSTEES OF CERTAIN
AMENDMENTS TO THE MEAD MUNICIPAL CODE ESTABLISHING DEVELOPMENT
STANDARDS FOR RENEWABLE ENERGY FACILITIES**

WHEREAS, Section 16-3-160(d) of the Town of Mead Municipal Code ("MMC") sets forth that any amendments to the text of Chapter 16 of the MMC ("Land Use Code") may be initiated by the Board of Trustees, the Planning Commission, Town Staff, or the written application of any property owner or resident of the Town, and certain of such text amendments shall be reviewed and considered by the Planning Commission, prior to consideration by the Board of Trustees for enactment by ordinance; and

WHEREAS, the Board of Trustees established a one (1) year moratorium (Ordinance No. 1043), on July 31, 2023, on development applications for renewable energy facilities until the Town establishes development standards for renewable energy facilities; and

WHEREAS, the Board of Trustees directed Town staff to draft proposed regulations in order to establish development standards for renewable energy facilities in the Town; and

WHEREAS, Town Staff has prepared amendments to Chapter 16 of the MMC, including the addition of Article XV – Development Standards for Renewable Energy Facilities, as detailed in **Exhibits A-C**, attached to this Resolution and incorporated herein ("Amendments"), to establish development standards for renewable energy facilities in the Town of Mead; and

WHEREAS, the criteria by which text amendments to the Land Use Code are evaluated are set forth in Section 16-3-160(f) of the MMC; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk has caused a notice of the Planning Commission public hearing on the Amendments to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted the duly noticed public hearing on June 26, 2024, continued to July 17, 2024, to consider the Amendments; and

WHEREAS, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

WHEREAS, based upon evidence set forth in the Agenda Item Summary that was presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the Amendments satisfy the approval criterion set forth in Sec. 16-3-160(f)(3) and (4) of the MMC and, if approved by the Board of Trustees, will assist with the accommodation of innovations in land use and development practices that were not contemplated at the adoption of the Town's existing Code, and will further the implementation of the goals and objectives of the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Recitals incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Planning Commission.

Section 2. Findings. The Planning Commission finds and determines that it reviewed the Amendments in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Amendments was held, conducted, and concluded in accordance with Sec. 16-3-160 of the MMC.

Section 3. Recommendation. The Planning Commission recommends that the Board of Trustees approve the Amendments.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 17TH DAY OF JULY, 2024.

ATTEST:

TOWN OF MEAD PLANNING
COMMISSION:

By: Ana Bohl
Ana Bohl, Secretary

By: Karen Peterson
Karen Peterson, Chair Pro Tem