



Agenda Item Summary

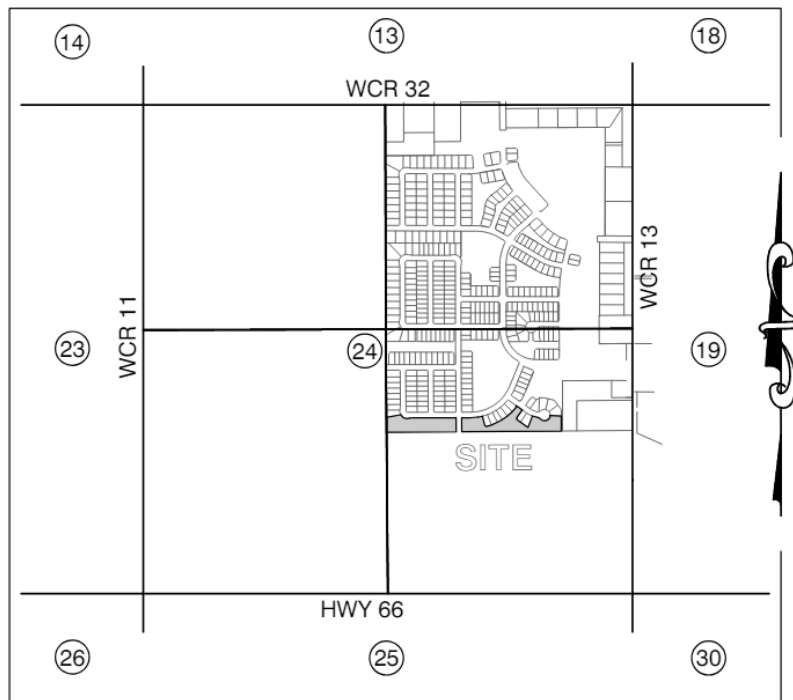
MEETING DATE: July 8, 2024

SUBJECT: **Ordinance No. 1055** – An Ordinance of the Town of Mead, Colorado,
Approving Vacation of Certain Easements in the Red Barn Subdivision Final
Plat Filing No. 2

PRESENTED BY: Collin Mieras, Planner II

SUMMARY

Applicant requests the vacation of certain easements located in the Red Barn Subdivision Final Plat Filing No. 2 shown on the Vicinity Map below (“Property”). The easements being vacated are 10’ utility easements that are located across 19 lots and one outlot, as shown with particularity on the Easement Vacation Map attached to the Ordinance (“Easements”). United Power currently has facilities that are located within the Easements. These facilities will be relocated to a new easement, dedicated via the Red Barn Subdivision Final Plat Filing No. 2 Replat A, which is also before the Board of Trustees for consideration at the July 8, 2024 regular meeting.



SITE DETAILS

Applicant:	Century Land Holdings, LLC
Property Owner:	Century Land Holdings, LLC and 13-32 Development LLC
Property Location:	Southern portion of the Red Barn Subdivision, SW of the intersection of WCR 32 and WCR 13
Zoning Classification:	RSF-4 w/ PUD overlay
Comp. Plan Designation:	Residential Mixed-Use and Single-Family Residential
Surrounding Land Uses:	
North	Northern portion of Red Barn Subdivision
South	Agricultural – Weld County
East	RSF-1 – Town of Mead
	Agricultural, Commercial - Weld County
West	RSF-4 – Town of Mead
Agricultural - Weld County	

OVERVIEW

Owner has submitted an application to vacate the Easements (“Vacation Application”). MMC Section 16-4-140 requires that the Board of Trustees approve, conditionally approve, or deny easement vacation applications based on the vacation of easement review criteria. The Vacation Application complies with relevant regulations and the review criteria set forth in Section 16-4-140 of the MMC, as discussed in more detail below.

REVIEW CRITERIA

Criterion No. 1: The right-of-way or easement being vacated is not needed in the short or long term.

The Easements are not needed in the short term or long term. The Easements are to be replaced, and the infrastructure currently in place will be relocated to the new easements, rendering these Easements unnecessary.

Criterion No. 2: If necessary, the right-of-way or easement will be replaced. To replace the right-of-way or easement, the vacation application shall be accompanied by a development application which proposes a new right-of-way or easement.

There is a replat application also before the Board of Trustees for consideration at the July 8, 2024 regular meeting. This replat includes the dedication of new 10-foot utility easements.

Criterion No. 3: The applicant is relocating all public facilities or utilities within the right-of-way or easement.

The Applicant will relocate the United Power infrastructure from the current Easements into the new easement areas.

Criterion No. 4: The public and surrounding properties will not be negatively impacted by the vacation.

No other properties are impacted by the vacation of the Easements. There are currently no homes built on the lots, or in the immediate surrounding area that would be affected by the vacation and relocation of the Easements.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1055 approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2, add conditions to Ordinance No. 1055, or choose not to adopt Ordinance No. 1055 and deny the Vacation Application. If the Board of Trustees desires to add additional conditions of approval or deny the Vacation Application, it may do so, but this matter would need to be removed from the July 8th consent agenda for additional discussion and analysis of the applicable approval criteria set forth in the Land Use Code.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees adopt Ordinance No. 1055 pursuant to MMC Section 16-4-140. The Ordinance is included on the July 8, 2024 consent agenda. A motion to approve the July 8th consent agenda will approve the Ordinance. If this matter is pulled off of the consent agenda for additional discussion or questions of Town staff, Town staff recommends the following motion:

Suggested Motion:

“I move to approve Ordinance No. 1055, an Ordinance Approving Vacation of Certain Easements in the Red Barn Subdivision Final Plat Filing No. 2 Based on a Finding that the Vacation of Easement Review Criteria set Forth in Section 16-4-140 of the Mead Municipal Code Have Been Satisfied”

ATTACHMENTS

Ordinance No. 1055
Easement Vacation Map