

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 08-PC-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING APPROVAL OF STAFF-INITIATED TEXT AMENDMENTS
TO SECTIONS 16-1-150, 16-3-80 – TABLE 3.3, 16-3-90(e)(2), 16-3-90(g), AND 16-11-40(9) OF
THE MEAD MUNICIPAL CODE, REGARDING FLOOR AREA RATIO STANDARDS FOR
DEVELOPMENT AND ENCROACHMENTS INTO SETBACKS**

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, Town Staff has proposed to amend Sections 16-1-150, 16-3-80- Table 3.3, 16-3-90(e)(2), 16-3-90(g), and 16-11-40(9) of the MMC, regarding floor area ratio standards for development and encroachments into setbacks, as shown in Exhibit A to the proposed ordinance attached to this Resolution as **EXHIBIT 1** (collectively, the "Amendments"); 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 November 15, 2023, 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 approval criteria set forth in Sec. 16-3-160(f)(2) of the MMC have been satisfied in that the Amendments, 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; and

WHEREAS, the Planning Commission desires to recommend approval of the Amendments to the Board of Trustees.

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

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15TH DAY OF NOVEMBER, 2023.

ATTEST:

TOWN OF MEAD PLANNING COMMISSION:

By: _____
Jeannine Read, Secretary

By: _____
Chair

EXHIBIT 1

PROPOSED ORDINANCE AMENDING SECTIONS 16-1-150, 16-3-80 – TABLE 3.3, 16-3-90(e)(2),
16-3-90(g), AND 16-11-40(9) OF THE *MEAD MUNICIPAL CODE*

[Attached.]