



May 22, 2024

Weld County Board of County Commissioners
c/o Mr. Kevin Ross, Chair
PO Box 758
Greeley, CO 80631

RE: Ordinance 2023-18. Town of Mead Comments.

Dear Weld County Commissioners,

On behalf of the Mayor and Board of Trustees of the Town of Mead, I would like to express my sincere thanks and appreciation for the invitation to dialogue with the County Commissioners at the April 11th stakeholder meeting regarding the County's PUD regulations, the future of development in Weld County, and the future of the County's relationship with its incorporated cities and towns. I attended the meeting with Mead's Mayor, Colleen Whitlow, and Town Trustee Debra Brodhead. The three of us found the meeting to be very productive and encouraging, and we appreciated the County Commissioners' willingness to listen to comments from the towns and cities within Weld County.

The Town of Mead is very supportive of Weld County moving away from urbanized development through PUDs or other development tools that encourage urban densities within the County. We are also very encouraged to see that the County is willing to consider the establishment of more meaningful Cooperative Planning Agreements (CPAs) between the County and its incorporated municipalities.

The elected officials and residents of the Town of Mead are proud of the long-standing agricultural heritage that is so essential to our area. We appreciate the long-standing policy to protect the "right to farm." As a result of this strong stance, Weld County exists as one of the most successful and robust farming communities in America.

In addition to its adoption of pro-farming regulations, Weld County has also long embraced the need to accommodate urbanized development. Colorado's front range is one of the fastest-growing regions in the Country, and it is important to provide opportunities to establish urban communities within Weld County.

Urbanized development is most successful and appropriate when located within an incorporated town or city. Towns and cities were established by the County to provide opportunities for robust and vigorous interactions between residents and businesses through the establishment of concentrated areas of higher-density residential, commercial, and industrial development.



This dense urbanized development pattern is generally inappropriate within the context of the rural county landscape. When urban patterns of development and urbanized densities are encouraged to be established outside of the boundaries of incorporated towns and cities, it can result in many problems, such as urban sprawl, ineffective roadway networks, and inefficient delivery of essential utilities.

In addition to these problems, urbanized development in the County can lead to strained relationships between the residents of the County and their urban neighbors. When urban-style development occurs within the context of the rural county, there can be fractious interactions between residents of urban communities and the residents of rural and farming communities. Often, prospective developers will leverage the threat of developing their projects in the County rather than follow the guidelines established in the incorporated municipality. The encouragement of urbanized development in the County also leads to the loss of the rural lifestyle for residents of the County and the loss of valuable farmland.

Thank you for your commitment to collaborative relationships with your incorporated towns and cities and for inviting comments from the many communities within Weld County. The Town of Mead appreciates the effort to reflect on the county's future development patterns, and we look forward to being a strong partner in shaping its future.

Respectfully,



JASON BRADFORD, AICP

Director

COMMUNITY DEVELOPMENT

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