

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 03-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING APPROVAL OF CERTAIN TEXT AMENDMENTS TO
THE MEAD LAND USE CODE, TABLE 3.1 – PRINCIPAL USES ALLOWED, IN SECTION
16-3-40 – USE REGULATIONS.**

WHEREAS, Section 16-3-160(a) of the Town of Mead Municipal Code ("MMC") provides the Board of Trustees ("Board") with the authority to amend, supplement, change or repeal the regulations and provisions of Chapter 16 of the MMC ("Land Use Code") from time to time; and

WHEREAS, Section 16-3-160(a)(2) sets forth that amendments to the text of the Land Use Code may be initiated by Town staff, and any such text amendment shall be reviewed and considered duly noticed public hearings by the Planning Commission and the Board, and shall be enacted by ordinance; and

WHEREAS, Town staff has proposed to amend Table 3.1 – Principal Uses Allowed, in Section 16-3-40 – Use Regulations, of the Land Use Code, as shown in **Exhibit A** attached to this resolution ("Text Amendment"); and

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

WHEREAS, on March 19, 2025, the Planning Commission held a duly noticed public hearing to review the 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 before the Planning Commission, the Board has determined that the approval criteria set forth in Sec. 16-3-160(f)(1) and (f)(4) of the MMC have been satisfied in that the Text Amendment corrects a manifest error in the text of Article III of the Land Use Code; will assist with the accommodation of providing for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town staff; 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 Text Amendment in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Text Amendment 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 Text Amendment.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 19TH DAY OF MARCH, 2025.

ATTEST:

TOWN OF MEAD PLANNING
COMMISSION:

By: _____
Mary Strutt, MMC, Acting Secretary

By: _____
Karen Peterson, Chair

EXHIBIT A

The text amendments to Table 3.1 in Sec. 16-3-40 of the Mead Municipal Code are provided below, with deletions shown in ~~red font color strike-through~~ and the addition shown in turquoise highlight italics.

NOTE FOR CODIFIER: An abbreviated version of Table 3.1 is shown below because only the section titled “Institutional and Civic” is affected by the text amendment. No other part of Table 3.1 is affected. If the copy of this Exhibit A does not clearly identify the text amendments, the following revisions are made:

1. In the Use Category “Community Service,” in the column Specific Use Type, the existing term “Community activity building” is deleted and replaced with the new term “Community facility.”
2. In the Use Category “Culture,” in the column Specific Use Type, the existing term “libraries” is deleted and the comma immediately preceding “libraries” is deleted.
3. No other text amendments are made to Table 3.1.

Sec. 16-3-40. Use regulations.

Table 3.1 Principal Uses Allowed

Use Category	Specific Use Type	Residential					Nonresidential				T	Specified Use Standard (Reference No.)
		RSF-E	RSF-1	RSF-4	RMF-8	RMF-14	DMU	HC	GC	LI	AG	

INSTITUTIONAL AND CIVIC												
Colleges & Vocational Schools	Colleges & universities				C	C	C	A	A	C		
	Vocational/technical/trade schools						C	A	A	A		
	All other educational institutions						C	C	C	C		
Community Service	Community activity building <u>Community facility</u>	A	A	A	A	A	A	A	A		C	
	All other community services	C	C	C	C	C	C	A	A	C	C	
Cultural	Museums, art galleries, libraries						A	A	A	C	C	
Day Care	Child care center, large					C	C	A	A	C		
	Child care center, small	C	C	C	C	C	C	C	A	C		
	Family child care, home	A	A	A	A	A						
Detention Facilities	Jails, honor camps, reformatories									C		Vote by Trustees

[illegible]