



October 30, 2023

Weld County Planning Services
Kim Ogle, Principal Planner
1402N 17th Avenue
Greeley, CO 80631

Re: 17820 E. Interstate 25 Frontage Road, Mead, CO

17.95 acres +/-

PRE23-0225 pre-application prior to submitting application for Change of Zone to Business
Commercial Zone District

Applicant: Russ Liberty

(as representative of Philippians 4:13)

Dear Kim Ogle,

The Town of Mead recently received and reviewed a Notice of Inquiry regarding the above-described property, as contemplated by the Coordinated Planning Agreement dated September 9, 2015, between the County and the Town (the “CPA”). The Town appreciates you sending this information along. The primary purpose of the CPA is to ensure that the County and Town continue coordinating land use and regulatory efforts to protect our shared populations' health, safety, prosperity, and general welfare.

The Town of Mead is encouraged that County Planning Services staff does not support the proposed rezoning discussed in the pre-application meeting and has encouraged the applicant to engage with the Town regarding annexation. Please keep Town staff apprised as to whether the applicant will submit a formal application seeking a rezoning of the property. Additionally, and following the CPA, please keep Town staff informed of all meeting or hearing dates at which the County will consider the application (if and to the extent a formal application is filed).

The Board of Trustees and Town staff are concerned with any change to the existing Agricultural zoning designation that would allow for outdoor storage for RVs and boats. The Town has several storage facilities operating within our jurisdiction (including RV and boat storage facilities), and it is a land use that conflicts with many of the goals set forth and articulated in the Town’s 2018 Comprehensive Plan.

The Board of Trustees and Town staff respectfully request that County Planning Services continue not to support the proposed rezoning and recommend denial if the applicant proceeds to file a rezoning application with the County.

The Board of Trustees adopted an ordinance in 2018 that prohibits establishing any new storage businesses within a 3-mile radius of existing storage businesses. The 2018 ordinance was adopted, in part, to assist with the implementation of certain goals and strategies outlined in the Comprehensive Plan, including encouraging a diverse economy and more urban development. This property has been



designated on the Town's Future Land Use Plan as Regional Commercial-Mixed Use (RC). This land use designation envisions a mix of uses that include retail, office, and service uses that accommodate the traveling public to enhance and serve a regional market. Outdoor storage uses for RVs and boats do not fit the vision.

According to the Weld County Comprehensive Plan Map, the parcel is in the annexation buffer for new development. If the applicant does not wish to be annexed, we would ask that the Town's development standards be considered, as this buffer aims to ensure anything within ¼ mile of the Town is compatible with the Town's land use goals. Additionally, within a designated opportunity zone on the County Map, the Board of Trustees believes that a storage business does not provide future opportunities for this key corridor. Storage uses lower surrounding property values and does not allow for many employment opportunities for County or Town residents.

In summary, **the Town strongly opposes rezoning** the above-described property to permit future outdoor storage uses. The Town believes an outdoor storage business on this property is incompatible with the Town's Future Land Use Plan and will not further the goals and policies outlined in the Comprehensive Plan.

As requested above, please:

1. Keep Town staff apprised as to whether the applicant proceeds to submit a formal application seeking a rezoning of the property and
2. Keep Town staff informed of all meeting or hearing dates at which the County will consider the application (if and to the extent a formal application is filed).

Thank you in advance for your continued cooperation.

Sincerely,

Mayor Colleen Whitlow

Cc Mr. Robert Eck, FRIH
Mr. Dean Brown, BROE Real Estate Group
Mr. Matt Hengel, Westside Investment Partners, Inc.
Mr. Auggie Gomez, McRae Gomez Companies