

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 31-R-2004**

**A RESOLUTION OF THE BOARD OF TRUSTEES, TOWN OF MEAD
COLORADO, REGARDING THE REVIEW OF THE REQUESTED CHANGE IN
LAND USE FOR LOTS 1, 3, 5, 7, 9, 11, 13, AND 15 OF BLOCK 9, TOWN OF
MEAD, COLORADO, ADOPTING CERTAIN FINDINGS OF FACT AND
RECOMMENDATIONS FAVORABLE TO THE CHANGE IN LAND USE.**

WHEREAS, notice of a public hearing to consider the application of the First National Bank of Stratton, 141 Colorado Ave., Stratton, Colorado 80836, for a change in land use for certain property within the Town of Mead to allow the construction of a new building to house the First National Bank of Mead was published in the Longmont Times-Call on October 2, 2004 and posted as required by law on October 1, 2004, and mailed to adjacent property, by first class mail, return receipt requested on October 1, 2004, to property owners within 300 feet of the subject property; and

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, on Monday, October 25, 2004, at the public hearing called for that purpose, reviewed the application of the First National Bank of Stratton, for a change in land use to allow the construction of a new building to house the First National Bank of Mead on the following real property, to wit:

Lots 1, 3, 5, 7, 9, 11, 13, and 15 of Block 9, Town of Mead, Colorado; and

WHEREAS, the Board of Trustees has received a favorable recommendation for the change in land use from the Planning Commission; and

WHEREAS, the land use change is one of major impact as defined by Sec. 16-3-40 of the *Mead Municipal Code*; and

WHEREAS, the applicant has requested that the proposed land use change be processed and considered by the Town as a minor impact as provided by Sec. 16-4-80 (f) of the *Mead Municipal Code*.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Findings of Fact.

- a. The applicant's application and supporting documents are in substantial compliance with "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. Notice of the public hearing was properly given in accordance with "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- c. The public hearing was conducted by the Board of Trustees on the date and at the time specified in the given notice, testimony was accepted from all persons in attendance wishing to give testimony, and following the close of the public hearing, the Board of Trustees deliberated on the requested land use change, giving due consideration to the application and supporting material, to the testimony given by those in attendance at the

hearing, and to the recommendations of the Planning Commission.

- d. The existing land uses of the property, established by the adoption of the *Mead Land Use Code* in 1985, is for a service garage, a utility shed, and the site of a mobile home used as a single-family residence.
- e. The proposed land use change is to combine the existing uses on the eight lots into a single commercial use for the construction of a two-story, commercial bank building, drive-up banking facilities, and on-site customer parking.
- f. The proposed land use is compatible with adjacent land uses and conforms with the requirements and standards established in “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*.”
- g. Although the land use change is one of major impact as defined by Sec. 16-3-40 of the *Mead Municipal Code*, the applicant has requested that the proposed land use change be processed and considered by the Board of Trustees as a minor impact as provided by Sec. 16-4-80 (f) of the *Mead Municipal Code*. The Board of Trustees hereby finds that the request is appropriate and that the citizens of Mead will not suffer harm by considering the application as a minor impact.
- h. The change in land use as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Mead, Colorado.

Section 2. Conclusions and Order Approving the Change in Land Use of Lots 1, 3, 5, 7, 9, 11, 13, and 15 of Block 9, Town of Mead.

- a. The proposed change in land use complies with the applicable sections of “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*.”
- b. The proposed land use change is to be processed and considered by the Town as a minor impact as provided by Sec. 16-4-80 (f) of the *Mead Municipal Code*.
- c. The requirements of the fire district are to be met.
- d. A solid wood fence, 6 feet in height, or a pipe fence at the election of the property owner, will be provided on the west side of the alley, with the permission of the property owners, at the expense of the bank.
- e. Final signage is to be approved by the Town of Mead staff.
- f. The bank will provide a period style clock on the east side of the bank building.
- g. Storm drainage is to meet the requirements of the Town Engineer.
- h. If the bank wants the alley paved, it will be their responsibility (only the property adjacent to the bank), otherwise the alley will be graded with recycled asphalt by the Town.

- i. The Town of Mead will make approximately \$42,000 in off-site improvements to streets and drainage.
- j. All outdoor lighting will be down-shaded so that it is not offensive to the neighborhood.
- k. The bank building is replacing a previous building and therefore the Town will credit the potential impact fees against the off-site improvements. The impact fees are to be calculated for the footprint of the first-floor only.
- l. The proposed change in the land use of Lots 1, 3, 5, 7, 9, 11, 13, and 15 of Block 9, Town of Mead from the existing lawful uses of a service garage, a utility shed and a mobile home used as a single-family residence, to a two-story commercial building, drive-up banking facilities and customer parking, subject to the above conditions, should be approved.

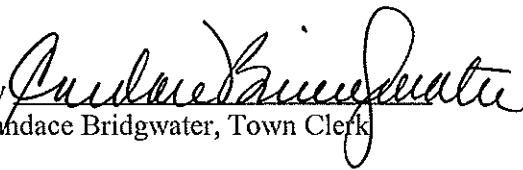
Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.


Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 25th DAY OF October, 2004.

ATTEST:

By 
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By 
Richard E. Kraemer, Mayor