



**TOWN OF MEAD, COLORADO
ORDINANCE NO. 924**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING THE INITIAL ZONING OF PROPERTY KNOWN AS THE
MEAD PONDS ANNEXATION AND AMENDING THE OFFICIAL
ZONING MAP OF THE TOWN OF MEAD**

WHEREAS, on Monday, December 9, 2019, the Board of Trustees of the Town of Mead adopted Ordinance No. 920 (the “Annexation Ordinance”) approving the annexation of the Mead Ponds Annexation parcel, as such property is more particularly described in **Exhibit 1** attached hereto and incorporated herein by reference (the “Subject Property”), into the Town of Mead; and

WHEREAS, as required by C.R.S. § 31-12-115(2), property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the Annexation Ordinance; and

WHEREAS, at a public hearing held and concluded on December 9, 2019, the Board of Trustees considered establishing the initial zoning for the Subject Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* (“MMC”), specifically, the Board of Trustees considered rezoning the Subject Property from Weld County Agricultural (A) to Agricultural (AG) under the Town’s Land Use Code as specifically shown in the MEAD PONDS ANNEXATION-ZONING MAP, a copy of which is attached hereto as **Exhibit 2** and incorporated herein by reference (the “Zoning Map”); and

WHEREAS, the Town’s Planning Commission (“Planning Commission”) considered the proposed initial zoning of the Subject Property at a duly noticed public hearing held on Wednesday, November 20, 2019, and adopted a Resolution No. 11-PC-2019 setting forth its favorable recommendation, which resolution has been forwarded to the Board of Trustees; and

WHEREAS, public notice has been properly given of the proposed initial zoning of the Subject Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

WHEREAS, a public hearing on the proposed initial zoning of the Subject Property was held before the Board of Trustees, at which time evidence and testimony were presented to the Board of Trustees concerning the proposed initial Agricultural (AG) zoning of the Subject Property; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the Town, any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Map, , the



Annexation Ordinance, and the staff files and reports of the Town's Planning Director or planning department pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed establishment of the initial zoning of the Subject Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

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

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Initial Zoning of Subject Property Approved. The Board of Trustees hereby grants and approves zoning of the Subject Property from Weld County Agricultural (A) to Agricultural (AG) under the Town's Land Use Code, as more specifically shown in the Zoning Map attached hereto as **Exhibit 2**.

Section 3. Direction to Town Staff. In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Subject Property's AG zoning. Town Staff is directed to change the zoning of the Subject Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Subject Property established by this Ordinance.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.



INTRODUCED, READ, PASSED, AND ADOPTED THIS 9TH DAY OF
DECEMBER, 2019.

ATTEST:

By: 
Mary E. Strutt, MMC Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
Mead Ponds Annexation

MEAD PONDS ANNEXATION

THE TOWN OF MEAD, COLORADO IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, EXCLUSIVE OF EXISTING RIGHTS-OF-WAY:

A PARCEL OF LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8 TO BEAR NORTH 89°26'12" EAST, A DISTANCE OF 2639.63 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "HASKELL T3N R68W PLS 23500" AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, "2005 T3N R68W 1/4 S8 S17 LUND LS 34995 KING SURVEYORS INC" AT THE SOUTH QUARTER CORNER OF SECTION 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/4 CORNER, THENCE SOUTH 00°33'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°26'12" WEST, A DISTANCE OF 909.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE CONTINUING ALONG SAID BEARING, NORTH 00°34'31" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 34 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 9, 2004 AT RECEPTION NO. 3188015; THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING ELEVEN (11) COURSES;

- 1) THENCE NORTH 00°34'31" WEST, A DISTANCE OF 709.91 FEET;
- 2) THENCE NORTH 00°32'07" WEST, A DISTANCE OF 710.03 FEET;
- 3) THENCE NORTH 89°25'42" EAST, A DISTANCE OF 455.43 FEET;
- 4) THENCE SOUTH 10°53'35" EAST, A DISTANCE OF 183.41 FEET;
- 5) THENCE SOUTH 28°11'23" EAST, A DISTANCE OF 99.91 FEET;
- 6) THENCE SOUTH 50°22'43" EAST, A DISTANCE OF 175.89 FEET;
- 7) THENCE SOUTH 19°12'20" EAST, A DISTANCE OF 113.70 FEET;
- 8) THENCE SOUTH 01°22'19" WEST, A DISTANCE OF 64.27 FEET;
- 9) THENCE NORTH 89°35'03" EAST, A DISTANCE OF 727.82 FEET;
- 10) THENCE SOUTH 00°53'38" EAST, A DISTANCE OF 315.62 FEET;



11) THENCE SOUTH 00°10'51" EAST, A DISTANCE OF 548.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL SAID POINT ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34; THENCE SOUTH 00°10'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE CONTINUING ALONG SAID BEARING, SOUTH 00°10'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 34; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°26'41" WEST, A DISTANCE OF 519.76 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 37.70 ACRES MORE OR LESS.

Total acreage (approximate): 37.70 acres, as more particularly shown in the annexation map on file with the Town Clerk. To the extent of any discrepancy between the legal description set forth above and the legal description set forth in the annexation map, the map shall control.



Exhibit 2
Zoning Map – for Mead Ponds Annexation

