

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 07-PC-2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE
WATERFRONT ANNEXATION**

WHEREAS, by petition for annexation submitted to the Town of Mead by Tharaldson Ethanol Plant I, L.L.C. (the “Annexation Petition”) annexation proceedings have been initiated for certain real property generally described as the Waterfront Annexation, consisting of a total of 586.072 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, a copy of the Annexation Petition and Annexation Map have been distributed to the Planning Commission; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, in accordance with Sections 16-8-90 of the *Mead Municipal Code* (“MMC”), the Planning Commission has considered the proposed annexation of the Subject Property; and

WHEREAS, the Future Land Use Plan incorporated in the Town’s 2018 Comprehensive Plan designates the majority of the Subject Property as Residential Mixed-Use (residential development with a wide range of density and scale including large lot, single-family (attached and detached), and multi-family) (“RMU”); and

WHEREAS, the Future Land Use Plan incorporated in the Town’s 2018 Comprehensive Plan designates the southern extent of the Subject Property as Large Lot Residential (large-lot, very low-density, single family residential development with a predominantly rural character on lots of at least one (1) acre) (“LLR”); and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the August 18, 2021 meeting, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on the condition that the Planned Unit Development Overlay proposed for the Subject Property implement desired characteristics of the RMU and LLR land use categories, as set forth and described in the Town’s 2018 Comprehensive Plan.

Section 3. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2021.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By



Jeannine Reed, Secretary


Ryan Sword, Chairman



Exhibit 1
Legal Description
Waterfront Annexation

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27, BEING CONSIDERED TO BEAR NORTH 89°04'52" EAST, A DISTANCE OF 5245.30 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-THE EAST QUARTER CORNER OF SECTION 27 BEING A FOUND 3.25" ALUMINUM CAP PLS 29420 FLUSH MATCHING MONUMENT RECORD FILED 7/27/09.

-THE WEST QUARTER CORNER OF SECTION 27 BEING A FOUND 2.5" ALUMINUM CAP PLS 30462 IN RANGE BOX MATCHING MONUMENT RECORD FILED 7/31/17.

COMMENCING AT SAID EAST QUARTER CORNER SECTION 27;

THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 27 SOUTH 89°04'52" WEST, A DISTANCE OF 350.06 FEET TO THE WESTERLY LINE OF I-25/WCR 26 ANNEXATION, RECEPTION NO. 3461763 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES.

1. THENCE SOUTH 00°06'20" WEST, A DISTANCE OF 2,577.69 FEET;
2. THENCE SOUTH 85°58'51" WEST, A DISTANCE OF 456.96 FEET;
3. THENCE SOUTH 89°07'02" WEST, A DISTANCE OF 214.68 FEET;
4. THENCE SOUTH 00°52'58" EAST, A DISTANCE OF 30.00 FEET;
5. THENCE NORTH 89°07'02" EAST, A DISTANCE OF 214.60 FEET;
6. THENCE SOUTH 00°56'50" EAST, A DISTANCE OF 75.00 FEET;
7. THENCE SOUTH 85°51'34" EAST, A DISTANCE OF 456.80 FEET;
8. THENCE SOUTH 00°56'51" EAST, A DISTANCE OF 2,857.96 FEET;
9. THENCE SOUTH 13°55'37" EAST, A DISTANCE OF 289.42 FEET;
10. THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 1,025.00 FEET;
11. THENCE SOUTH 07°07'46" EAST, A DISTANCE OF 325.06 FEET;
12. THENCE SOUTH 01°01'13" EAST, A DISTANCE OF 376.33 FEET;
13. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,668.30 FEET, A CENTRAL ANGLE OF 00°18'04", WHOSE CHORD BEARS SOUTH 00°43'16" EAST A DISTANCE OF 119.08 FEET, FOR AN ARC DISTANCE OF 119.08 FEET;
14. THENCE SOUTH 88°58'51" WEST, A DISTANCE OF 65.66 FEET;
15. THENCE NORTH 65°06'08" WEST, A DISTANCE OF 69.29 FEET;
16. THENCE SOUTH 00°02'55" EAST, A DISTANCE OF 330.71 FEET TO THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2265474;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. THENCE SOUTH 89°47'59" WEST, A DISTANCE OF 568.77 FEET;
2. THENCE SOUTH 50°06'59" WEST, A DISTANCE OF 440.00 FEET;
3. THENCE SOUTH 73°04'26" WEST, A DISTANCE OF 1,383.42 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2945897 SOUTH 20°26'43" WEST, A DISTANCE OF 50.97 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG SAID EAST LINE NORTH 00°17'07" EAST, A DISTANCE OF 719.35 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°54'46" WEST, A DISTANCE OF 520.40 FEET;

THENCE NORTH 28°21'05" WEST, A DISTANCE OF 737.50 FEET;

THENCE NORTH 01°03'46" WEST, A DISTANCE OF 2,032.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTH 89°07'19" EAST, A DISTANCE OF 817.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 00°34'58" WEST, A DISTANCE OF 1,333.53 FEET;

THENCE SOUTH 89°26'05" WEST, A DISTANCE OF 2,539.96 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°24'49" WEST, A DISTANCE OF 1,311.39 FEET;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 NORTH 00°22'24" WEST, A DISTANCE OF 2,654.35 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 1,354.33 FEET TO THAT PARCEL DESCRIBED IN BOOK 163 AT PAGE 435;

THENCE ALONG SAID PARCEL THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 06°51'07" WEST, A DISTANCE OF 267.00 FEET;
2. THENCE SOUTH 30°38'53" EAST, A DISTANCE OF 445.00 FEET;
3. THENCE SOUTH 42°21'07" WEST, A DISTANCE OF 219.00 FEET;
4. THENCE SOUTH 23°06'07" WEST, A DISTANCE OF 660.00 FEET;
5. THENCE SOUTH 24°53'53" EAST, A DISTANCE OF 700.00 FEET;
6. THENCE NORTH 88°51'07" EAST, A DISTANCE OF 454.00 FEET;
7. THENCE SOUTH 60°53'53" EAST, A DISTANCE OF 385.00 FEET;
8. THENCE NORTH 86°21'07" EAST, A DISTANCE OF 178.52 FEET;
9. THENCE SOUTH 75°00'00" EAST, A DISTANCE OF 155.20 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 27 BEING ALSO A POINT ALONG THE BOUNDARY OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2009954;

THENCE ALONG SAID PARCEL THE FOLLOWING TWELVE (12) COURSES AND DISTANCES;

1. THENCE BEING ALSO ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 00°23'45" WEST, A DISTANCE OF 89.28 FEET;

2. THENCE SOUTH 85°38'17" EAST, A DISTANCE OF 582.81 FEET;

3. THENCE NORTH 65°31'22" EAST, A DISTANCE OF 315.60 FEET;

4. THENCE NORTH 52°04'24" EAST, A DISTANCE OF 339.15 FEET;

5. THENCE NORTH 50°39'42" EAST, A DISTANCE OF 213.85 FEET;

6. THENCE NORTH 21°19'16" EAST, A DISTANCE OF 257.83 FEET;

7. THENCE NORTH 00°31'12" WEST, A DISTANCE OF 298.26 FEET;

8. THENCE NORTH 14°21'24" WEST, A DISTANCE OF 244.37 FEET;

9. THENCE NORTH 12°34'51" WEST, A DISTANCE OF 588.61 FEET;

10. THENCE NORTH 43°15'27" EAST, A DISTANCE OF 134.45 FEET;

11. THENCE NORTH 51°34'02" EAST, A DISTANCE OF 332.64 FEET;

12. THENCE NORTH 41°59'02" EAST, A DISTANCE OF 419.69 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 472.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,749,747 SQUARE FEET OR 591.133 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°34'58" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF RECORDED EXEMPTION NO. 1207-34-1 RE-4683 RECEPTION NO. 3567466 AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXEMPTION THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. THENCE 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°07'18" EAST, A DISTANCE OF 765.40 FEET;
2. THENCE SOUTH 02°06'23" WEST, A DISTANCE OF 310.68 FEET;
3. THENCE NORTH 87°52'50" WEST, A DISTANCE OF 751.65 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;
4. THENCE ALONG SAID WEST LINE NORTH 00°34'58" WEST, A DISTANCE OF 270.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 220,452 SQUARE FEET OR 5.061 ACRES, MORE OR LESS.

YIELDING A COMBINED 25,529,295 SQUARE FEET OR 586.072 ACRES, MORE OR LESS

Total acreage (approximate): 586.072 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.

