

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 12-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
MEAD, COLORADO RECOMMENDING DENIAL OF THE SUGAR BEET  
SOLAR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY/ZONING MAP**

**WHEREAS**, in accordance with Section 16-3-160 of the Mead Municipal Code (“MMC”), Sugar Beet Solar, LLC (the “Applicant”) submitted an application to amend the official Town zoning map and rezone certain real property consisting of approximately 202.794 acres more or less, as legally described in **Exhibit 1** attached hereto (the “Property”); and

**WHEREAS**, the Applicant is the authorized representative of PK Chavez, LLC, and PK Mead, LLC, the fee owners of the Property (“Owners”); and

**WHEREAS**, the Property is currently zoned Residential Single Family (RSF-4) and General Commercial (GC); and

**WHEREAS**, the Applicant is proposing to rezone the Property to Residential Single Family (RSF-4) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay, as shown on the Sugar Beet Solar Planned Unit Development (PUD) Overlay/Zoning Map attached hereto as **Exhibit 1** (“PUD”); and

**WHEREAS**, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on November 16, 2022, to review and consider the proposed PUD; and

**WHEREAS**, the Planning Commission continued the public hearing to a date certain of December 14, 2022, in order to review additional information; and

**WHEREAS**, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town Staff at or prior to the November 16, 2022 and the December 14, 2022 meetings, and desires to recommend denial of the PUD to the Board of Trustees.

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

**Section 1.** The above recitals are incorporated herein as findings of the Planning Commission.

**Section 2.** The Planning Commission finds that the public hearing on the proposed PUD was conducted in accordance with Section 16-3-160 of the MMC.

**Section 3.** The Planning Commission recommends denial of the PUD based on a determination that the applicable standards set forth in MMC Section 16-3-30 have not been satisfied, and/or the PUD does not meet the criteria for amendments to the Town official zoning map pursuant to MMC Section 16-3-160(e), as follows:

- The PUD does not encourage innovative and creative design or promote a mix of land uses in the development.
- The PUD is not consistent with the Town Comprehensive Plan.

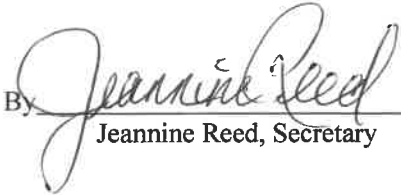
- The Applicant has not provided a compelling case that the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.
- The proposed development and mixed uses, on balance, are not an improvement over what would be required under otherwise applicable standards.

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

**INTRODUCED, READ, PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF DECEMBER, 2022.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By   
Jeannine Reed, Secretary



  
Chair/Chair Pro Tem

**Exhibit 1**  
**SUGAR BEET SOLAR PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING**  
**MAP**

*[Attached.]*



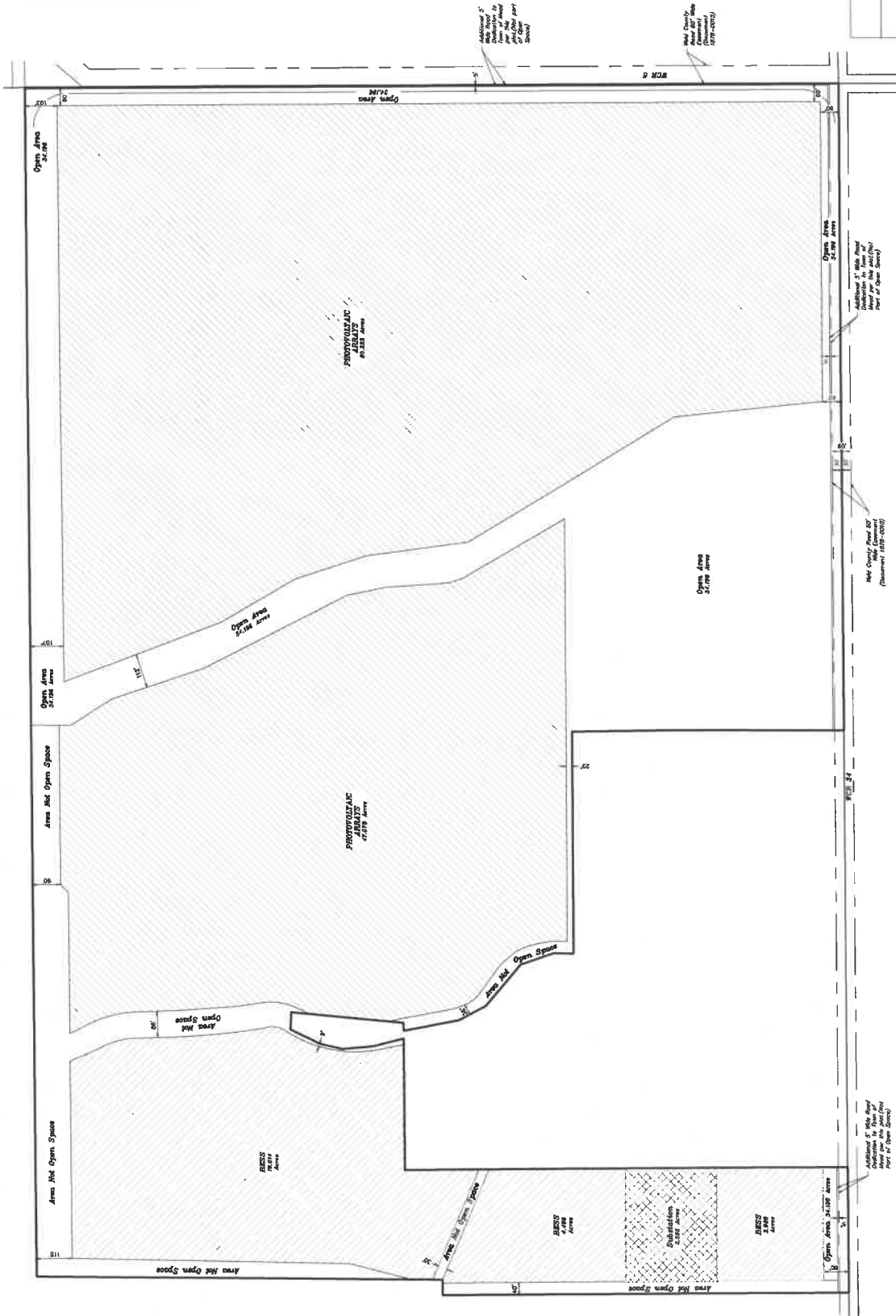




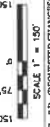
# SUGAR BEET SOLAR PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

TWO TRACTS (202.794 ACRES) OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH P.M., TOWN OF MEAD, WELD COUNTY, COLORADO

LAND USE SUMMARY		TOTALS (Acres)
GROSS AREA		202.794
EXISTING ROW (WCR J4)		1.742
NEWLY DEDICATED ROW		0.601
NET AREA		200.451
Photovoltaic Arrays		127.330
RSS (Battery Energy Storage System)		27.066
Substation		2.335
OPEN AREA		34.136
AREA NOT OPEN SPACE		9.728
% OPEN AREA / GROSS AREA		15.9



BASE OF REFERENCE:  
NORTH LINE OF THE  
SOUTH 1/2 OF SECTION 8  
RANGE 68 WEST 6TH P.M.



SCALE 1" = 150'

## SUGAR BEET SOLAR

PORTIONS OF SOUTH 1/2 OF SECTION 8, T1N, 36W, 68E P.M.,  
TOWN OF MEAD, WELD COUNTY, COLORADO

REVISION NO.	DATE	BY	DESCRIPTION	SCALE	SURFS
1	08-04-2011	ENR/11-12-2011	1"=150'	1 OF 5	

**UNTAH**  
ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS

**UTPLS, LLC**  
Corporate Office • 85 South 200 East  
Vernal, UT 84078 • (435) 785-1017

PLANNED UNIT DEVELOPMENT

