



Planning Commission Meeting

441 3rd Street, Mead

July 15, 2026

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, the meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem William Jorgensen
Commissioner Charles Gehringer
Commissioner Chad Rademacher
Commissioner Timothy Corliss
Commissioner Alternate Ryan Sword
Commissioner Alternate Jean Bratcher

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting June 17, 2026

6. Public Hearing

- a. Valdez Annexation Initial Zoning
 - i. **Resolution No. 05-PC-2026** - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of an Initial Zoning Designation of Public Facilities (PF) for the Town Owned Property Known as the Valdez Annexation
- b. 1785 Weld County Road 32 Annexation Initial Zoning
 - i. **Resolution No. 06-PC-2026** - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of an Initial Zoning Designation of Public Facilities (PF) for the Town owned Property Known as the 1785 Weld County Road 32 Annexation

7. Community Development Update

8. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.



Planning Commission Meeting

441 3rd Street, Mead

June 17, 2026

Minutes

6:00 p.m. to 10:00 p.m. Regular Meeting

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. Call to Order – Roll Call

Present:

Chair Karen Peterson
Commissioner Charles Gehringer
Commissioner Timothy Corliss
Commissioner Alternate Jean Bratcher

Attending via remote access:

Chair Pro Tem William Jorgensen — (Wasn't able to respond to roll call due to technical difficulties)
Taylor Broyhill with Logan Simpson

Also present:

Community Development Director Todd Bjerkaas; Town Planners Alex Ailey & Lauren Rice;
Secretary Ana Bohl

Absent:

Commissioner Chad Rademacher — Excused
Commissioner Alternate Ryan Sword — Not Excused

Given that Commissioners Rademacher and Sword were absent, Commissioner Alternate Jean Bratcher was invited to vote.

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Commissioner Gehringer motioned to approve the agenda as written. Commissioner Corliss seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Corliss, Commissioner Jean Bratcher

Nays: None

Abstaining: None

Passed

4. Public Comment:

There were no public comments.

5. Approval of Minutes

a. Approval of Minutes - Regular Meeting May 20, 2026

Commissioner Gehringer motioned to approval of the Minutes — Regular Meeting May 20, 2026. Commissioner Corliss seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Corliss, Commissioner Jean Bratcher

Nays: None

Abstaining: None

Passed

6. Informational Items

a. Parks, Recreation, Open Space and Trails (PROST) Master Plan Presentation of the Adoption Draft

Taylor Broyhill with Logan Simpson proceeded with the PROST Master Plan presentation.

Taylor presented highlights from the completed 16-month planning process among other important topics like community touchpoints through surveys, stakeholder meetings, and public engagement activities, park typologies, open space classifications, trails and others. She also provided information about key funding strategies discussed, including a potential special options sales tax, corporate sponsorships, naming rights, and maintenance endowments.

Commissioners discussed and asked questions, and they were addressed by Ms. Broyhill and Director Bjerkaas.

Commissioner Jorgensen joined the Commissioners' discussion and question period remotely via audio.

7. Staff Update

Director Bjerkaas thanked the consultant, Taylor Broyhill, for her presentation and her work.

Confirmed the date, July 15th, 2026, for the next Planning Commission meeting and items that will be part of the agenda.

8. Adjournment

Commissioner Corliss motioned to adjourn. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Corliss, Commissioner Jean Bratcher

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 7:10 p.m. on Wednesday, June 17, 2026.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary



Agenda Item Summary

Agenda Date: 7/15/2026

Subject: Resolution No. 05-PC-2026 - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of an Initial Zoning Designation of Public Facilities (PF) for the Town Owned Property Known as the Valdez Annexation

Presented by: Lauren Rice , Planner I

Summary:

This Agenda Item Summary ("AIS") has been prepared for the proposed initial zoning of the Valdez Annexation ("Property"). The Property is owned entirely by the Town of Mead and includes approximately 1.472 acres located at the southwest corner of State Highway 66 and Weld County Road 7 (Third St.), as more fully described in the Valdez Annexation Map attached as Exhibit 1 to Resolution No. 05-PC-2026.

The Property was officially annexed into the Town by the Board of Trustees on June 8th, 2026, through Ordinance No. 1107. Referral to the Planning Commission for the annexation of the Property was not required under Section 16-8-90 of the MMC, as the property is owned by the Town and no annexation petition was required.

Detail of Request:

Applicant(s): Town of Mead.
Property Owner(s): Town of Mead.
Property Location: Southwest corner of State Highway 66 and Weld County Road 7 (Third St.)
Current Zoning (Weld County): Agricultural
Proposed Zoning (Mead): Public Facility (PF)
Comp. Plan Designation: Mixed Use — Residential/Commercial (MU-RC)
Surrounding Land Uses:

North: State Highway 66 Right-of-Way and undeveloped land zoned General Commercial (GC) within the Town of Mead

East: Ariet's Grove/Kiteley Ranch - Zoned Planned Unit Development (PUD) in unincorporated Weld County. The Property has been approved for annexation and an established initial zoning of RSF-4, RMF-14, GC, and AG with a PUD Overlay

South: Liberty Ranch Subdivision and Municipal Facilities Site Residential Single Family-4 (RSF-4) within the Town of Mead.

West: State Highway 66 Right-of-Way

Review Criteria Analysis:

The establishment of initial zoning is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the Initial Zoning of the Property:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;

2. **To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;**
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. **The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;**
5. 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; or
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The zoning request meets criterion #2 and criterion #4 above, shown in bold text.

The Property is generally designated by the Town of Mead's Comprehensive Plan as being appropriate for Mixed-Use – Residential/Commercial (MU-RC) and as a portion of the Highway 66 corridor which is not designated with a future land use. The Initial Zoning for the property is proposed as Public Facilities (PF). Pursuant to C.R.S. § 31-12-115(2), the Property must be brought under the Town's zoning ordinance and map within ninety days after the effective date of the annexation ordinance. The proposed Public Facilities (PF) zoning is appropriate because the Property will be used for a public purpose and is consistent with the goals and policies of the Comprehensive Plan by providing land for a community-related use that was not anticipated at the time the Comprehensive Plan was adopted.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff recommends that the Planning Commission approve Resolution No. 05-PC-2026, recommending approval of the establishment of the Public Facilities (PF) zoning designation for the Valdez Annexation to the Board of Trustees.

Suggested Motion:

Resolution No. 05-PC-2026: "I Move to Approve Resolution No. 05-PC-2026, A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of an Initial Zoning Designation of Public Facilities (PF) for the Town Owned Property Known as the Valdez Annexation"

Attachments:

1. Resolution 05-PC-2026
2. Valdez Annexation Map

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 05-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO, RECOMMENDING APPROVAL OF AN INITIAL ZONING
DESIGNATION OF PUBLIC FACILITIES (PF) FOR THE TOWN OWNED
PROPERTY KNOWN AS THE VALDEZ ANNEXATION**

WHEREAS, the Town of Mead (the “Town”) is a statutory town, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Town is the sole owner of 1.472 acres of land in Town boundaries known as the Valdez Annexation, as more particularly described in the Annexation Map attached to this Ordinance as **Exhibit A** (the “Property”); and

WHEREAS, the Property was annexed into the Town by Ordinance No. 1107; and

WHEREAS, C.R.S. § 31-12-115(2) requires that 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; and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, Mixed-Use – Residential/Commercial (MU-RC) and as a portion of the Highway 66 corridor which is not designated with a future land use; and

WHEREAS, the Town intends to utilize the Property for present and future municipal purposes, making the Public Facilities (PF) zoning designation appropriate; and

WHEREAS, in accordance with Section 16-3-160 of the MMC, the Planning Commission held a noticed public hearing on July 15, 2026, to review and consider the proposed initial zoning of the Property; and

WHEREAS, the Planning Commission has reviewed the proposed initial zoning application, the staff report, and all other materials submitted prior to and during the public hearing, and finds that the proposed Public Facilities (PF) zoning designation is appropriate and should be recommended for approval by the Board of Trustees.

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

Section 1. The Planning Commission finds that the public hearing on the initial zoning was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the Public Facilities (PF) zoning designation of the Property, based on a finding that the criteria set forth in Section 16-3-160(e) has been satisfied; specifically an amendment to the Town’s official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally and the amendment to the Town’s official zoning map is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the zoning will be consistent with the policies and goals of the Comprehensive Plan. The Planning Commission recommends that the Board of Trustees

proceed to establish the initial zoning of the Property as Public Facilities (PF).

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 Board of Trustees hearing.

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

INTRODUCED AND PASSED, THIS 15TH DAY OF JULY 2026.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By _____
Ana Bohl, Secretary

By _____
Karen Peterson, Chair

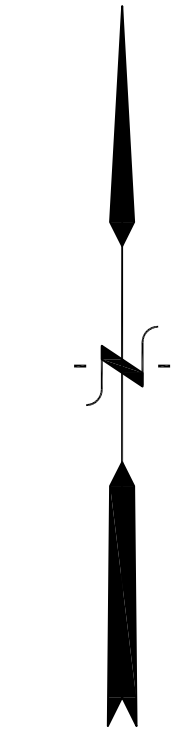
EXHIBIT A

VALDEZ ANNEXATION MAP

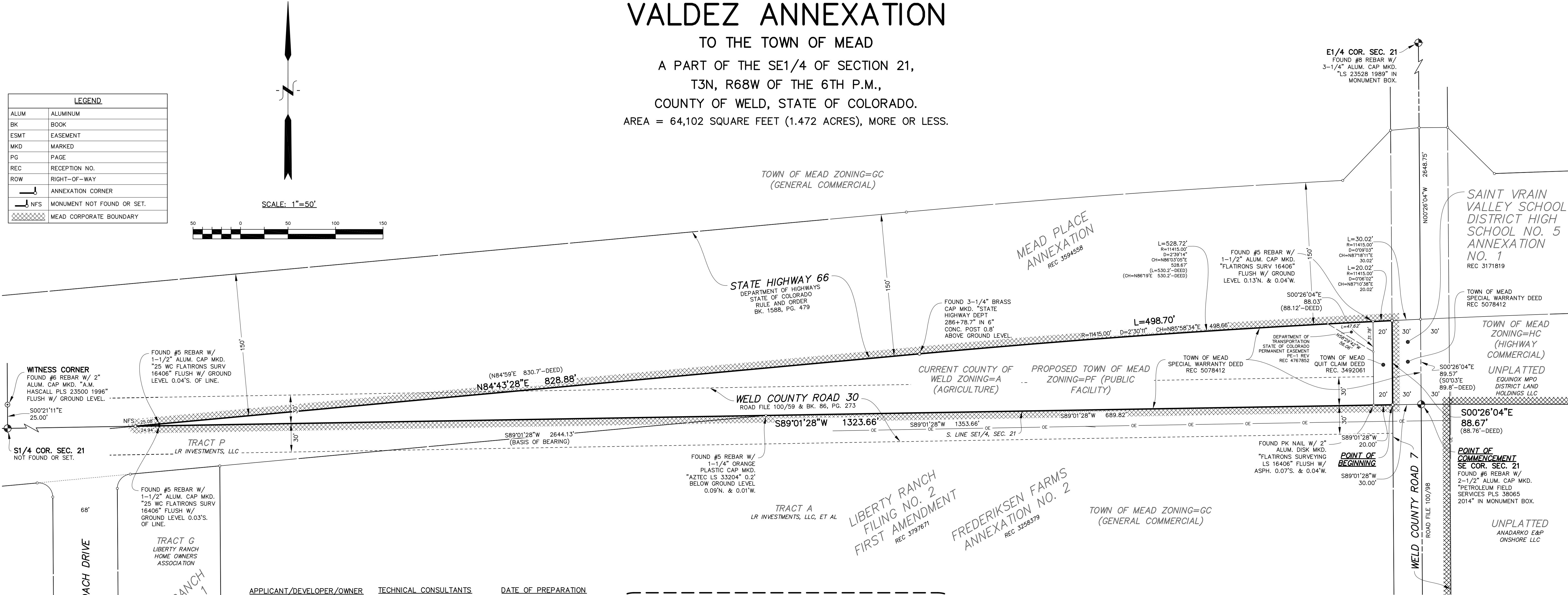
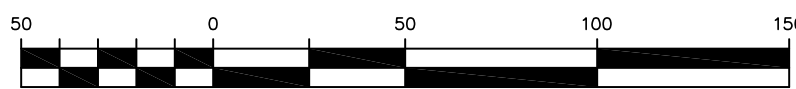
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The Valdez Annexation Map begins on the next page.

ANNEXATION MAP
VALDEZ ANNEXATION
TO THE TOWN OF MEAD
A PART OF THE SE1/4 OF SECTION 21,
T3N, R68W OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO.
AREA = 64,102 SQUARE FEET (1.472 ACRES), MORE OR LESS.

LEGEND	
ALUM	ALUMINUM
BK	BOOK
ESMT	EASEMENT
MKD	MARKED
PG	PAGE
REC	RECEPTION NO.
ROW	RIGHT-OF-WAY
	ANNEXATION CORNER
	MONUMENT NOT FOUND OR SET.
	MEAD CORPORATE BOUNDARY

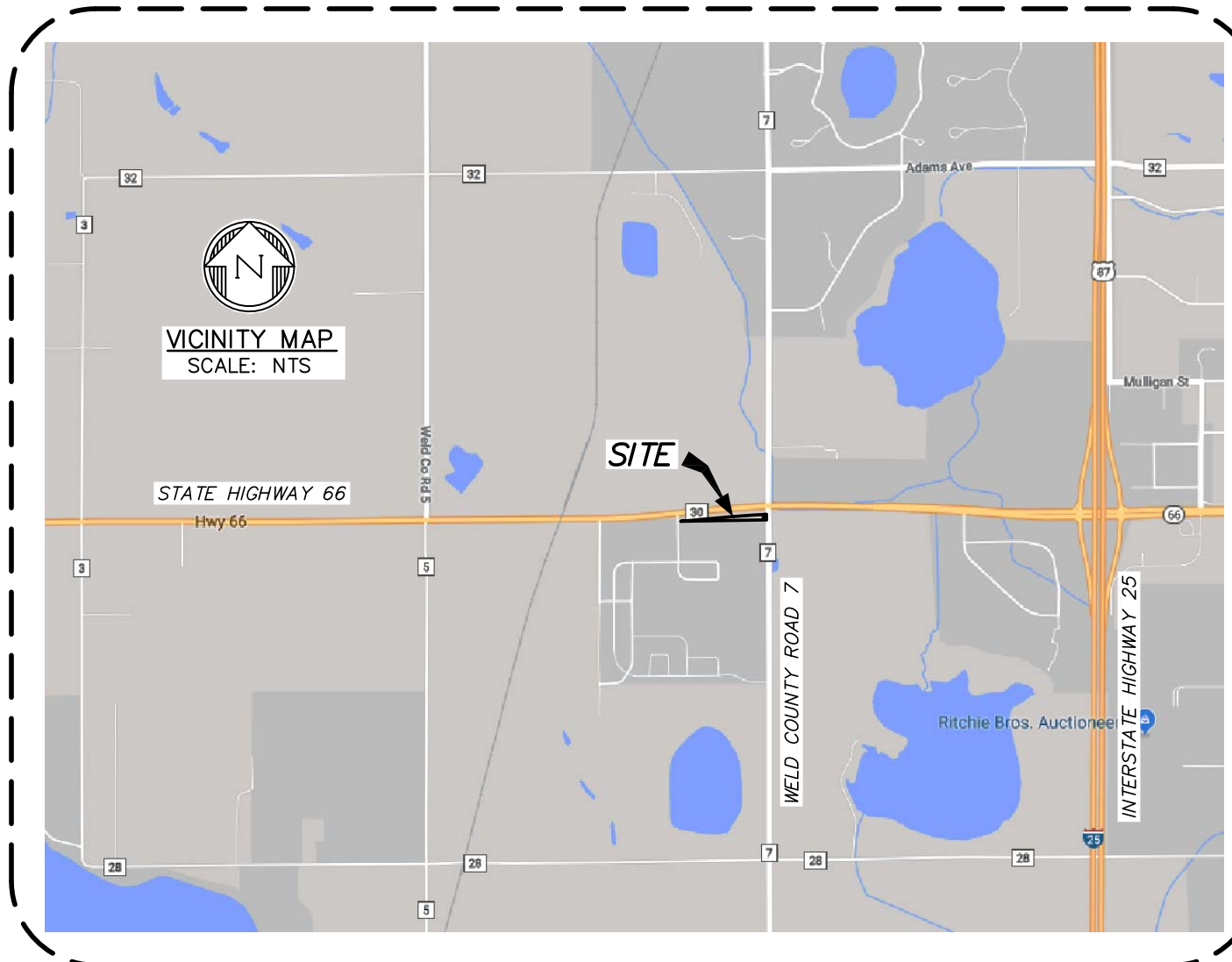


SCALE: 1"=50'



APPLICANT/DEVELOPER/OWNER	TECHNICAL CONSULTANTS
TOWN OF MEAD 441 THIRD STREET MEAD, CO 80524 (970) 805-4192 ATTN: TODD BJERKAAS TBJerkaas@townofmead.org	CIVILARTS 1500 KANSAS AVE., SUITE 2-E LONGMONT, CO 80501 (303) 682-1131 ATTN: FRANK N. DREXEL, PLS fdrexel@civilararts.us

DATE OF PREPARATION	DATE OF REVISION
MARCH 19, 2026	MAY 21, 2026



- NOTES**
- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 21, T3N, R68W OF THE 6TH P.M., BEARS S89°01'28"W AS MONUMENTED AND SHOWN HEREON.
 - THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.
 - RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY POLICY NO. 0Y25216163.29818199, DATED JANUARY 21, 2026. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - NO APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - ACCORDING TO WELD COUNTY ROAD FILE 100/59, A RIGHT-OF-WAY FOR WELD COUNTY ROAD 30 WAS CREATED ALONG THE SOUTH LINE OF SECTION 21. IT IS POSSIBLE THAT THE DECREE RECORDED IN BOOK 86 AT PAGE 273 CREATED THE RIGHT-OF-WAY FOR THE SOUTH HALF OF WELD COUNTY ROAD 30, LYING SOUTH OF THE SOUTH LINE OF THE SE1/4 OF SECTION 21. NEITHER DOCUMENTS SET FORTH IN THE TITLE COMMITMENT, NOR ANY OTHER DOCUMENT KNOWN TO THIS OFFICE INDICATE THIS RIGHT-OF-WAY HAS BEEN VACATED. IT IS UNKNOWN THE AFFECT OF STATE HIGHWAY 66 MAY HAVE HAD IN VACATING WELD COUNTY ROAD 30. RIGHT-OF-WAY PLANS FOR STATE HIGHWAY 66 SHOWS A ROAD RUNNING ALONG THE WELD COUNTY ROAD 30 ALIGNMENT. EXCEPT FOR THE GRAVEL DRIVEWAY, NO ROAD IS APPARENT TODAY.
 - LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6.B.2 OF THE RULES AND REGULATIONS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-107(4), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

CLERK & RECORDERS CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ A.M. ON THE _____ PAGE DAY OF _____ A.D. 2026 IN BOOK _____

COUNTY CLERK & RECORDER _____ DEPUTY _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS ANNEXATION MAP OF VALDEZ ANNEXATION TO THE TOWN OF MEAD IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES MEAD, COLORADO, HELD ON _____ 2026, AT RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO BY THE BOARD OF TRUSTEES OF MEAD, COLORADO.

MAYOR _____ ATTEST: TOWN CLERK _____

CONTIGUITY	
TOTAL PERIMETER OF AREA TO BE ANNEXED	2,739.91 FEET
CONTIGUITY WITH EXISTING CITY LIMITS	2,739.91 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	456.66 FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT	2,283.25 FEET
AREA OF ANNEXATION	1.472 ACRES ±

ZONING	
EXISTING WELD COUNTY ZONING	AGRICULTURE A
PROPOSED TOWN OF MEAD ZONING	PUBLIC FACILITY PF

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE TOWN OF MEAD, COLORADO, BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE S1/4 CORNER OF SAID SECTION 21 BEARS S89°01'28"W, 2644.13 FEET (BASIS OF BEARING), THENCE S89°01'28"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 21 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 7 AND THE POINT OF BEGINNING;

THENCE CONTINUING S89°01'28"W, 1323.66 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 21 AND ALONG THE NORTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 AS CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED JULY 10, 1961, IN BOOK 1588 AT PAGE 479 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N84°43'28"E, 828.88 FEET ALONG THE SOUTHERLY LINE OF SAID STATE HIGHWAY 66 AND ALONG THE SOUTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 498.70 FEET ALONG THE ARC OF SAID CURVE, ALONG THE SOUTHERLY LINE OF SAID STATE HIGHWAY 66, AND ALONG THE SOUTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 7, SAID ARC HAVING A RADIUS OF 11415.00 FEET, A CENTRAL ANGLE OF 2°30'11", AND BEING SUBTENDED BY A CHORD THAT BEARS N85°58'34"E, 498.66 FEET;

THENCE S0°26'04"E, 88.67 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 7 AND ALONG THE WESTERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO THE POINT OF BEGINNING.

AREA = 64,102 SQUARE FEET (1.472 ACRES), MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME VALDEZ ANNEXATION TO THE TOWN OF MEAD.

TOWN OF MEAD

BY: _____ MAYOR

CERTIFICATE OF OWNERSHIP (CON'T)

STATE OF COLORADO)
COUNTY OF WELD) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ A.D., 2026, BY COLLEEN G. WHITLOW AS MAYOR FOR TOWN OF MEAD, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



Agenda Item Summary

Agenda Date: 7/15/2026

Subject: Resolution No. 06-PC-2026 - A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of an Initial Zoning Designation of Public Facilities (PF) for the Town owned Property Known as the 1785 Weld County Road 32 Annexation

Presented by: Lauren Rice , Planner I

Summary:

This Agenda Item Summary ("AIS") has been prepared for the proposed initial zoning of the 1785 Weld County Road 32 ("Property"). The Property is owned entirely by the Town of Mead and includes approximately 0.856 acres located at 1785 Weld County Road 32, generally north of Weld County Road 32 (Adams St.), west of Weld County Road 5, as more fully described in the 1785 Weld County Road 32 Annexation Map attached as Exhibit B to Resolution No. 06-PC-2026.

The subject property is currently located in unincorporated Weld County and is proposed for annexation into the Town of Mead. Concurrent with annexation, the Property requires an initial zoning designation pursuant to the Mead Municipal Code. Because the Property is owned by the Town and will be used for a municipal or other public purpose, staff recommends the Public Facilities (PF) zoning designation.

Detail of Request:

Applicant(s): Town of Mead

Property Owner(s): Town of Mead

Property Location: 1785 Weld County Road 32, generally north of Weld County Road 32 (Adams St.), west of Weld County Road 5

Current Zoning (Weld County): Agricultural

Proposed Zoning (Mead): Public Facility (PF)

Comp. Plan Designation: Agricultural (AG)

Surrounding Land Uses:

North: Agricultural land in unincorporated Weld County.

East: Agricultural land in unincorporated Weld County.

South: Weld County Road 32 and undeveloped land zoned Residential Single Family-4 (RSF-4) within the Town of Mead.

West: Agricultural land in unincorporated Weld County.

Review Criteria Analysis:

The initial zoning designation is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the Initial Zoning of the Property. This Initial Zoning meets criterion no. 4 – shown in bold text below:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. **The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan;**
5. 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; or
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The Property is generally designated by the Town of Mead's Comprehensive Plan as being appropriate for Agricultural (AG). The Initial Zoning for the property is proposed as Public Facilities (PF). The proposed Public Facilities (PF) zoning is appropriate because the Property will be used for a public purpose and is consistent with the goals and policies of the Comprehensive Plan by providing land for a community-related use that was not anticipated at the time the Comprehensive Plan was adopted.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff recommends that the Planning Commission adopt Resolution No. 06-PC-2026, recommending approval of the establishment of the Public Facilities (PF) zoning designation for the 1785 Weld County Road 32 Annexation to the Board of Trustees.

Suggested Motion:

Resolution No. 06-PC-2026: "I Move to Approve Resolution No. 06-PC-2026, A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Initial Zoning Designation of Public Facilities (PF) for the Town Owned Property Known as the 1785 Weld County Road 32 Annexation."

Attachments:

1. Resolution 06-PC-2026
2. 1785 Weld County Road 32 Annexation Map

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO, RECOMMENDING APPROVAL OF AN INITIAL ZONING
DESIGNATION OF PUBLIC FACILITIES (PF) FOR THE TOWN OWNED
PROPERTY KNOWN AS THE 1785 WELD COUNTY ROAD 32 ANNEXATION**

WHEREAS, the Town of Mead (the “Town”) is a statutory town, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Town is the sole owner of 0.856 acres of land in unincorporated Weld County known as the 1785 Weld County Road 32 Annexation, as more particularly described in the Annexation Map attached to this Ordinance as **Exhibit A** (the “Property”); and

WHEREAS, the Property is to be presented in front of the Board of Trustees for the consideration of annexation on July 27, 2026; and

WHEREAS, C.R.S. § 31-12-115(2) requires that 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; and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, Agricultural (AG); and

WHEREAS, the Town intends to utilize the Property for present and future municipal purposes, making the Public Facilities (PF) zoning designation appropriate; and

WHEREAS, in accordance with Section 16-3-160 of the MMC, the Planning Commission held a noticed public hearing on July 15, 2026, to review and consider the proposed initial zoning of the Property; and

WHEREAS, the Planning Commission has reviewed the proposed initial zoning application, the staff report, and all other materials submitted prior to and during the public hearing, and finds that the proposed Public Facilities (PF) zoning designation is appropriate and should be recommended for approval by the Board of Trustees.

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

Section 1. The Planning Commission finds that the public hearing on the initial zoning was conducted in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the Public Facilities (PF) zoning designation of the Property, based on a finding that the criteria set forth in Section 16-3-160(e) has been satisfied; specifically an amendment to the Town’s official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally and the amendment to the Town’s official zoning map is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the zoning will be consistent with the policies and goals of the Comprehensive Plan. The Planning Commission recommends that the Board of Trustees

proceed to establish the initial zoning of the Property as Public Facilities (PF).

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 Board of Trustees hearing.

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

INTRODUCED AND PASSED, THIS 15TH DAY OF JULY 2026.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By _____
Ana Bohl, Secretary

By _____
Karen Peterson, Chair

EXHIBIT A

1785 WELD COUNTY ROAD 32 ANNEXATION MAP

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The 1785 Weld County Road 32 Annexation Map begins on the next page.

