

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 17-R-39**

**A RESOLUTION REGARDING THE REVIEW OF HAUCK MEADOWS
II –PRELIMINARY/FINAL PLAT ADOPTING CERTAIN FINDINGS OF
FACT AND CONCLUSIONS FAVORABLE TO HAUCK MEADOWS II.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on August 8, 2017 considered the application of Steven and Ellene B. Kloepfer, for the approval of the Preliminary/final plat for the following real property; to wit:

A re-plat of Outlot A of Hauck Meadows located in the northeast quarter of Section 29, Township 2 N., Range 68 W. of the 6th P. M., Town of Frederick, County of Weld, State of Colorado containing 41.385 acres more or less.

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

Section 1. Findings of Fact.

- a. Notice of the public hearing to consider the amended final plat was published by posting on July 30, 2017, and published in the Longmont Times-Call on July 1, 2017. Both the posting and publication by newspaper took place more than 15 days before the date of the public hearing as required by Frederick Land Use Code Article 4.
- b. Notice of the public hearing to consider the Final Plat was mailed to the owners of property within 300 feet of the boundary of the subject property on July 30, 2017, more than 15 days before the date of the public hearing as required by Frederick Land Use Code Article 4.
- c. The public hearing before the Board of Trustees was held at the time and place as noticed and all those in attendance desiring to give testimony on the matter before the Board of Trustees were given that opportunity.
- d. During the public hearing, the Board of Trustees received and considered the recommendations made by the Frederick Planning Commission following the public hearing on the proposed land-use change on, and the comments and recommendations from the Town staff, the Developer, the public, and comments and questions from the Trustees.
- e. Upon testimony received during the public hearing, it is evident that the applicant's application and supporting documents are in substantial compliance with "*Article 4 of the Frederick Land Use Code.*"
- f. Upon testimony received during the public hearing, it is evident that the Plat is

compatible with the approved land uses on adjacent property and conforms with the requirements and standards established in Article 4, of the *Frederick Land Use Code*.”

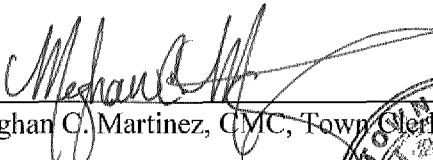
- g. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been prepared, or will be completed prior to the recording of the Final Plat.
- h. The property will be served by septic sewers and the developer must comply with Weld County regulations regarding septic systems.

Section 2. Conclusions and Order Approving the preliminary/final plat of HAUCK MEADOWS II

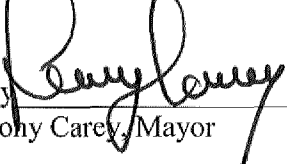
- a. The proposed complies with the applicable sections of **Article 4** of the *Frederick Land Use Code*.”
- b. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed
- c. The property will be served by septic sewers and the developer must comply with Weld County regulations regarding septic system.
- d. The developer should ensure that its private roads are able to withstand the cumulative weight of fire and sanitation trucks.
- e. The location of the underdrain be designated on the final plat.
- f. The proposed Preliminary/Final Plat of Hauck Meadows II Subdivision, is approved subject to the above conditions.

INTRODUCED, READ, PASSED, AND SIGNED THIS 22nd DAY OF AUGUST, 2017.

ATTEST:

By 
Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By 
Tony Carey, Mayor

