

TOWN OF KEENESBURG, COLORADO
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning and Zoning Commission of the Town of Keenesburg will hold a Public Hearing commencing at 6:00 p.m., Thursday, November 5, 2020. The purpose of the Public Hearing is to consider a request for initial zoning of Heavy Industrial (HI) for property proposed to be annexed to the Town and known as the Rattler Ridge Annexation No. 1-6 to the Town of Keenesburg; a Use by Special Review permit and Certificate of Designation for the Rattler Ridge Organic Recycling Facility, which has been operating on the property by Lambland Inc. d/b/a A-1 Organics, Inc. pursuant to a Use by Special Review Permit USR #1285 approved by the Weld County Board of County Commissioners and recorded with the Weld County Clerk and Recorder on July 30, 2001 at Reception No. 2869949; a Use by Special Review Permit and Certificate of Designation for an additional solid waste disposal and recycling facility on approximately eighty (80) acres of the property by Greeley Green Energy; and a minor subdivision plat. Such Hearing will either be conducted at the Keenesburg Town Hall, 140 South Main, Keenesburg, CO 80643, or electronically in accordance with policies adopted by Resolution of the Town Board of Trustees. If the hearing will be held as part of an electronic meeting, notice will be posted on the Town's website at www.townofkeenesburg.com at least seventy-two (72) hours before the meeting with instructions regarding how interested persons may join and participate in the electronic meeting.

Further Notice is hereby given that the Board of Trustees of the Town of Keenesburg will hold a Public Hearing commencing at 6:00 p.m., Monday, November 23, 2020. The purpose of the Public Hearing is (1) to determine whether certain property for which a petition for annexation has been filed with the Town, to be known as the Rattler Ridge Annexation No. 1-6 to the Town of Keenesburg, meets the applicable requirements of the statutes of the State of Colorado and is eligible for annexation to the Town and to consider a request for initial zoning of Heavy Industrial (HI) for property proposed to be annexed to the Town and known as the Rattler Ridge Annexation No. 1-6 to the Town of Keenesburg; a Use by Special Review permit and Certificate of Designation for the Rattler Ridge Organic Recycling Facility, which has been operating on the property by Lambland Inc. d/b/a A-1 Organics, Inc. pursuant to a Use by Special Review Permit USR #1285 approved by the Weld County Board of County Commissioners and recorded with the Weld County Clerk and Recorder on July 30, 2001 at Reception No. 2869949; a Use by Special Review Permit and Certificate of Designation for an additional solid waste disposal and recycling facility on approximately eighty (80) acres of the property by Greeley Green Energy; and a minor subdivision plat. Such Hearing will either be conducted at the Keenesburg Town Hall, 140 South Main, Keenesburg, CO 80643, or electronically in accordance with policies adopted by Resolution of the Town Board of Trustees. If the hearing will be held as part of an electronic meeting, notice will be posted on the Town's website at www.townofkeenesburg.com at least seventy-two (72) hours before the meeting with instructions regarding how interested persons may join and participate in the electronic meeting.

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. The approximate location of the property is the east side of Weld County Road 59,

north of Weld County Road 20. The legal description of the property that is the subject of the annexation and zoning request is set forth below in Exhibit A to Resolution No. 2020-55.

Copies of the annexation petition, zoning request, and other related application materials, and the resolution finding that the annexation petition is in substantial compliance with the applicable laws of the State of Colorado, are on file and available for public inspection in the office of the Town Clerk, 91 W. Broadway Avenue, Keenesburg, CO 80643 upon request made to the Town Clerk at tokclerk@rtebb.net.

Dated the 6th day of October, 2020.

TOWN OF KEENESBURG, COLORADO

Christina Fernandez
Town Clerk

Publication Dates: October 14, 21 and 28, and November 4, 2020 in the Greeley Tribune.

RESOLUTION NO. 2020-55

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE FOR AN ANNEXATION PETITION FILED WITH THE TOWN OF KEENESBURG, COLORADO, KNOWN AS THE RATTLER RIDGE ANNEXATION NO. 1-6 TO THE TOWN OF KEENESBURG, AND SETTING A PUBLIC HEARING THEREON.

WHEREAS, a petition for annexation of certain property to be known as the **Rattler Ridge Annexation No. 1-6** to the Town of Keenesburg has been filed with the Town Clerk of the Town of Keenesburg, Colorado, and referred to the Board of Trustees of the Town for a determination of substantial compliance with applicable law; and

WHEREAS, the Board of Trustees wishes to permit simultaneous consideration of the subject property for annexation and zoning, if requested in the petition; and

WHEREAS, the Board of Trustees has reviewed the petition and desires to adopt by this resolution its findings with regard to the petition.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The petition, the legal description for which is set forth in Exhibit A attached hereto and incorporated herein by reference, is in substantial compliance with the applicable laws of the State of Colorado.

Section 2. No election is required under C.R.S. § 31-12-107(2).

Section 3. No additional terms and conditions are to be imposed except any provided for in the petitions.

Section 4. The Board of Trustees will hold a public hearing for the purpose of determining if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and will hold a public hearing to determine the appropriate zoning of the subject property, if requested in the petition on **Monday, November 23, 2020 at 6:00 P.M.** at the Keenesburg Town Hall, 140 S. Main, Keenesburg, Colorado 80643.

Section 5. Any person may appear at such hearing and present evidence relative to the proposed annexation, or the proposed zoning if requested in the petition.

Section 6. Upon completion of the hearing, the Board of Trustees will set forth, by resolution, its findings and conclusions with reference to the eligibility of the proposed annexation,

and whether the statutory requirements for the proposed annexation have been met, and further, will determine the appropriate zoning of the subject property if requested in the petition.

Section 7. If the Board of Trustees concludes, by resolution, that all statutory requirements have been met and that the proposed annexation is proper under the laws of the State of Colorado, the Board of Trustees may pass one or more ordinances annexing the subject property to the Town of Keenesburg, and will pass one or more ordinances zoning the subject property if requested in the petition.

INTRODUCED, READ, and ADOPTED this 5th day of October, 2020.

Kenneth Gfeller, Mayor

ATTEST:

Christina Fernandez, Town Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

Rattler Ridge Annexation No. 1

A tract of land, being a portion of Sections Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;

THENCE North 00°53'17" West along said parallel line a distance of 10.00 feet;

THENCE North 89°27'56" East a distance of 10.00 feet;

THENCE North 06°01'03" East a distance of 124.75 feet;

THENCE North 89°06'43" East a distance of 10.00 feet;

THENCE South 07°46'49" East a distance of 125.00 feet;

THENCE North 89°27'56" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;

THENCE South 00°53'17" East along said parallel line a distance of 10.00 feet to the North line of said Erger Annexation No. 2;

THENCE South 89°27'56" West along said North line a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 3,699 Square Feet or 0.085 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Rattler Ridge Annexation No. 2

A tract of land, being a portion of Sections Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American

Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;

THENCE North 00°53'17" West along said parallel line a distance of 10.00 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 99.63 feet;

THENCE North 89°06'43" East a distance of 10.00 feet;

THENCE North 00°34'57" East a distance of 584.50 feet;

THENCE North 89°06'43" East a distance of 10.00 feet;

THENCE South 02°21'31" East a distance of 584.50 feet;

THENCE North 89°06'43" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;

THENCE South 00°53'17" East along said parallel line a distance of 100.00 feet;

THENCE South 89°27'56" West a distance of 10.00 feet;

THENCE North 07°46'49" West a distance of 125.00 feet;

THENCE South 89°06'43" West a distance of 10.00 feet;

THENCE South 06°01'03" West a distance of 124.75 feet;

THENCE South 89°27'56" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 17,497 Square Feet or 0.402 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Rattler Ridge Annexation No. 3

A tract of land, being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22) and Twenty-three (23), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a

line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;

THENCE North 00°53'17" West along said parallel line a distance of 109.63 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 300.00 feet;

THENCE North 89°06'43" East a distance of 10.00 feet;

THENCE North 00°27'58" West a distance of 2236.41 feet;

THENCE North 89°35'51" East a distance of 455.50 feet;

THENCE South 00°31'53" East a distance of 5.00 feet;

THENCE South 89°20'15" West a distance of 448.41 feet;

THENCE South 01°18'42" East a distance of 2229.32 feet;

THENCE North 89°06'43" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said NW1/4;

THENCE South 00°53'17" East along said parallel line a distance of 300.00 feet;

THENCE South 89°06'43" West a distance of 10.00 feet;

THENCE North 02°21'31" West a distance of 584.50 feet;

THENCE South 89°06'43" West a distance of 10.00 feet;

THENCE South 00°34'57" West a distance of 584.50 feet;

THENCE South 89°06'43" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 58,641 Square Feet or 1.346 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Rattler Ridge Annexation No. 4

A tract of land, being a portion of Sections Thirteen (13), Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 23 and assuming the West line of the Northwest Quarter (NW1/4) of said Section 23 as bearing North 00°53'17" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.60 feet with all other bearings contained herein relative thereto;

THENCE South 89°27'56" West along the North line of Erger Annexation No. 2 recorded June 14, 2018 at Reception No. 4407038 of the Records of Weld County a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said NW1/4;

THENCE North 00°53'17" West along said parallel line a distance of 409.63 feet to the **POINT OF BEGINNING**;

THENCE North 00°53'17" West continuing along said parallel line a distance of 2262.99 feet to a line extended and parallel with and 30.00 feet North of, as measured at a right angle to the North line of said Section 23;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 89°28'07" East a distance of 2669.72 feet;

THENCE North 89°27'47" East a distance of 2609.30 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 13;

THENCE North 00°54'48" West along said parallel line a distance of 100.00 feet;

THENCE North 89°05'12" East a distance of 10.00 feet;

THENCE North 00°34'15" West a distance of 2508.92 feet;

THENCE North 00°55'37" West a distance of 2200.00 feet;

THENCE North 89°04'23" East a distance of 10.00 feet;

THENCE South 00°55'37" East a distance of 2200.00 feet;

THENCE South 01°15'21" East a distance of 2508.92 feet;

THENCE North 89°05'12" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 13;

THENCE South 00°54'48" East along said parallel line a distance of 160.40 feet to a line extended and parallel with and 30.00 feet South of, as measured at a right angle to the North line of said Section 23;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 89°27'47" West a distance of 2669.70 feet;

THENCE South 89°28'07" West a distance of 2609.35 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of NW1/4 of said Section 23;

THENCE South 00°53'17" East along said parallel line a distance of 2202.62 feet;

THENCE South 89°06'43" West a distance of 10.00 feet;

THENCE North 01°18'42" West a distance of 2229.32 feet;

THENCE North 89°20'15" East a distance of 448.41 feet;

THENCE North 00°31'53" West a distance of 5.00 feet;

THENCE South 89°35'51" West a distance of 455.50 feet;

THENCE South 00°27'58" East a distance of 2236.41 feet;

THENCE South 89°06'43" West a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 11.203 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Rattler Ridge Annexation No. 5

A tract of land, being a portion of Sections One (1), Two (2), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 13 and assuming the West line of the Southwest Quarter of said Section 13 as bearing North 00°54'48" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2639.07 feet with all other bearings contained herein relative thereto;

THENCE North 00°54'48" West along the West line of said Section 13 a distance of 130.20 feet;

THENCE South 89°05'12" West a distance of 20.00 feet to the **POINT OF BEGINNING**;

THENCE South 89°05'12" West a distance of 10.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 13;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 00°54'48" West a distance of 2508.87 feet;

THENCE North 00°55'37" West a distance of 2584.94 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 12;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 00°06'31" West a distance of 2693.27 feet;

THENCE North 00°06'02" West a distance of 2638.60 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 1;

THENCE North 01°30'34" West along said parallel line a distance of 2290.50 feet;

THENCE North 88°29'26" East a distance of 10.00 feet;

THENCE North 01°11'28" West a distance of 2700.00 feet;

THENCE North 88°29'26" East a distance of 10.00 feet;

THENCE South 01°49'40" East a distance of 2700.00 feet;

THENCE North 88°29'26" East a distance of 10.00 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 1;

THENCE South 01°30'34" East along said parallel line a distance of 2291.24 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 12;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 00°06'02" East a distance of 2639.34 feet;

THENCE South 00°06'31" East a distance of 2692.84 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 13;

The following Two (2) courses and distances are along said parallel lines;

THENCE South 00°55'37" East a distance of 2584.52 feet

THENCE South 00°54'48" East a distance of 2508.88 feet;

THENCE South 89°05'12" West a distance of 10.00 feet;

THENCE North 01°15'21" West a distance of 2508.92 feet;

THENCE North 00°55'37" West a distance of 2200.00 feet;

THENCE South 89°04'23" West a distance of 10.00 feet;

THENCE South 00°55'37" East a distance of 2200.00 feet;

THENCE South 00°34'15" East a distance of 2508.92 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 17.120 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Rattler Ridge Annexation No. 6

A tract of land, being a portion of Sections Thirty-five (35) and Thirty-six (36), Township Three North (T.3N.), Range Sixty-four West (R.64W.) and of Sections One (1) and Two (2), Township Two North (T.2N.), Range Sixty-four West (R.64W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 36 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 36 as bearing North 00°04'04" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2636.36 feet with all other bearings contained herein relative thereto;

THENCE South 89°12'41" West a distance of 30.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 36 and to the **POINT OF BEGINNING**;

The following Two (2) courses and distances are along said parallel lines;

THENCE North 00°04'04" West a distance of 2636.74 feet;

THENCE North 00°05'01" West a distance of 1317.71 feet to the North line of Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 36, said line prolonged to the West;

THENCE North 89°11'27" East along said North line a distance of 1345.86 feet to the Northwest Sixteenth corner;

THENCE South 00°02'48" East a distance of 659.55 feet to the Center-South-Northwest Sixty-fourth corner;

THENCE North 89°14'01" East a distance of 1315.59 feet to the Center-South-North Sixty-fourth corner;

THENCE North 89°13'27" East along the North line of S1/2SW1/4NE1/4 a distance of 1415.80 feet;

THENCE North 00°02'52" East a distance of 659.85 feet to South line of N1/2NE1/4;

THENCE North 89°12'49" East along said South line a distance of 1216.30 feet to the North Sixteenth corner;

THENCE South 00°05'28" West a distance of 1320.16 feet to the East Quarter corner;

THENCE South 00°05'43" West a distance of 2640.17 feet to the Southeast corner;

THENCE South 89°17'04" West a distance of 2626.40 feet to the South Quarter corner;

THENCE South 89°15'56" West a distance of 2596.64 feet to a line parallel with and 30.00 feet East of, as measured at a right angle to the West line of said Section 1;

THENCE South 01°30'34" East along said parallel line a distance of 3000.00 feet;

THENCE South 88°29'26" West a distance of 10.00 feet;

THENCE North 01°49'40" West a distance of 2700.00 feet;

THENCE South 88°29'26" West a distance of 10.00 feet;
THENCE South 01°11'28" East a distance of 2700.00 feet;
THENCE South 88°29'26" West a distance of 10.00 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the West line of said Section 1;
THENCE North 01°30'34" West along said parallel line a distance of 3000.78 feet to the **POINT OF BEGINNING.**

Said described parcel of land contains 441.641 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.