



## **FAST FACTS: URBAN & RURAL AREAS**

### **HOW DO WE CONTINUE TO RECOGNIZE AND VALUE THE RURAL & AGRICULTURAL ASPECTS OF THE NONURBAN AREAS?**

The majority of the North Greeley/Weld County Study Area is utilized for rural uses, including land used for agriculture, or as naturalized areas. Agriculture and the rural lifestyle play a significant role in the economy and culture of a large part of the North Greeley/Weld County Study Area.

The current Weld County Comprehensive Plan and the City of Greeley 2020 Comprehensive Plan both encourage urban development in and adjacent to existing municipalities, and discourage it outside of those areas.

All other areas of the County are considered rural (“Non-Urban”) under the policies of the Weld County Comprehensive Plan. It is within this Non-Urban Area that most agricultural activity and uses take place; however, County rules also allow miscellaneous commercial or industrial uses in the Non-Urban Area. Some of these uses – like gravel mining – can even be fairly intense. In most rural parts of the County, residential lots are created through either a subdivision process (defined as 9 lots or less), or the “Recorded Exemption” (“RE”) process. The result is often – but not always – large-lot development.

If urban infrastructure is currently available (or reasonably obtainable), then urban uses may be allowed in the rural areas of the County. In other words, urban densities can be allowed even in the unincorporated portions of the County, if urban services are readily allowed. In fact, some areas that “look like” they are in Greeley – because of their design or density – may actually be in the unincorporated County.

The Weld County and Greeley Comprehensive Plans recognize that there is an inherent pressure to utilize land in the Study Area for uses other than agriculture. Without coordination, urban development in these areas can result in an insufficient supply of necessary supporting land uses, services, and infrastructure, such as for schools, parks, police, roads, or retail.

Greeley and Weld County’s rules and plans currently have different terms and different areas indicated for support of urban development. In Greeley, a Mid-Range Expected Service Area (MRESA) is mapped, showing where City services exist (or soon will exist), and where urban development may occur. Weld County designate an Urban Growth Boundary (“UGB”), located a one-quarter(?) mile from existing sewer infrastructure; County rules more strongly support development within this area. One possible outcome of the North Greeley/Weld County Study may be to reconcile these policy differences.

### **QUESTIONS FOR CONSIDERATION:**

**What level of services do you expect, living in either a rural or urban part of the Study Area?**