

***TOWN COUNCIL***

***MEETING***

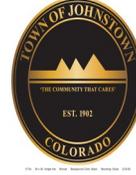
***PACKET***

**January 22, 2020**



## Town Council

*Agenda*  
Wednesday, January 22, 2020  
Town Hall, Council Chambers  
450 So. Parish Avenue  
7:00 PM



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**MISSION STATEMENT**-*"The mission of the government of the Town of Johnstown is to provide leadership based upon trust and integrity, commitment directed toward responsive service delivery, and vision for enhancing the quality of life in our community."*

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*Members of the audience are invited to speak at the Council meeting. Public Comment (item No. 5) is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position. If you wish to speak at the Town Council meeting, please fill out a sign-up sheet and present it to the Town Clerk.*

**1) CALL TO ORDER**

A) Pledge of Allegiance

**2) ROLL CALL**

**3) AGENDA APPROVAL**

**4) PRESENTATIONS**

Johnstown Downtown Development Association

**5) PUBLIC COMMENT (three-minute limit per speaker)**

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*The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to have an item discussed or if there is public comment on those ordinances marked with an \*asterisk. The Council member may then move to have the subject item removed from the Consent Agenda for discussion separately.*

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**6) CONSENT AGENDA**

A) Town Council Meeting Minutes – January 6, 2020

B) 2<sup>nd</sup> Reading Ordinance Number 2020-168, Approving P.U.D. Outline Development Plan for Great Plains Village

C) 2<sup>nd</sup> Reading Ordinance Number 2020-169, Approving P.U.D. Outline Development Plan for Welty Ridge

**7) TOWN MANAGER REPORT**

**8) TOWN ATTORNEY REPORT**

**9) OLD BUSINESS**

A. Approve Intergovernmental Agreement with Little Thompson Water District

B. Consider request from Johnstown Village, LLC for the waiver of Storm Water Development Fee associated with the Johnstown Village Single Family Residential Plat and Corresponding Subdivision Development Improvement Agreement

**10) NEW BUSINESS**

A. Resolution 2020-02, Resolution Referring to the Registered Electors of the Town of Johnstown the Question of Amending the Town Of Johnstown Home Rule Charter to Clarify the Status of the Mayor as a Member of the Council For The Purpose of Calculating Quorum and Majority Voting Requirements at the April 7, 2020 Regular Municipal Election

B. Resolution 2020-03, Resolution Referring to the Registered Electors of the Town of Johnstown the Question of Restoring the Town's Authority to Provide Advanced Services, Telecommunications Services and/or Cable Television Services, Either Directly or Indirectly With Public or Private Sector Partners, As Permitted With Voter Approval by Title 29, Article 27 of the Colorado Revised Statutes, At the April 7, 2020 Regular Municipal Election

C. Resolution 2020-04, Resolution Referring To the Registered Electors of the Town Of Johnstown a Ballot Issue Concerning An Increase in the Town's Sales and Use Tax Rate By 0.5% (From 3% to 3.5%) To Fund Street and Sidewalk Maintenance And Repairs and Transportation Related Capital Improvement Projects At the April 7, 2020 Regular Municipal Election

11) EXECUTIVE SESSION

12) COUNCIL REPORTS AND COMMENTS

13) MAYOR'S COMMENTS

14) ADJOURN

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**NOTICE OF ACCOMODATION**

If you need special assistance to participate in the meeting, please contact the Town Clerk at (970) 587-4664. Notification at least 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

# **Presentation**

## **Johnstown Downtown Development Association**



# Johnstown Downtown Development Association



## Our Mission

**The Johnstown Downtown Development Association is creating a vibrant, distinguishable, accessible, and successful network for businesses and residents to connect with one another..**

# Who We Are

- ▶ The Johnstown Downtown Development Association is a volunteer organization made up of representatives from downtown businesses.
- ▶ We believe revitalizing a downtown or neighborhood commercial district requires focusing on the underlying economic vitality of the district. Our planned work is rooted in a commitment to honor Johnstown's unique sense of place and existing historic assets, harnessing local economic opportunity and creating a supportive business environment for small business owners and the growing scores of entrepreneurs.



## Officers and Committees

### Our Officers:

Chair – Amy Tallent  
- The Tallent Company

Vice Chair – Brianna Waugh  
- TopCO Realty

Secretary – Keri Imhof  
- Edge Mortgage

Treasurer – Betsy Doucette  
- Rocky Mountain Accounting

### Committees:

Entertainment –  
Brian, Amy B., and Amy T.

Events –  
Amy B., Katie, Veronica, and Betsy

Façade/Downtown Guidelines –  
Trish, Veronica, Stephanie, Brianna

Marketing –  
Amy T., Veronica, Stephanie, Katie

# Businesses Involved and Boundaries

The Tallent Company

TopCO Realty

Edge Mortgage, Inc.

The Grocery Store Beauty Bar

Rocky Mountain Accounting

Fitness Avenue

Black Sheep

Dominic's Pizza

Cassidy's

Johnstown Barber Shop

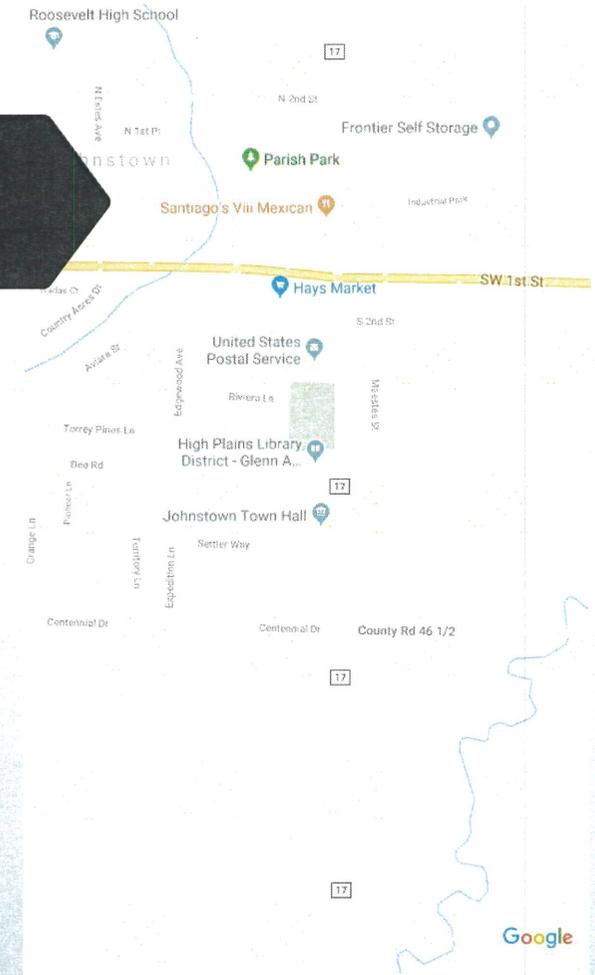
LaBella Tanning

State Farm Insurance

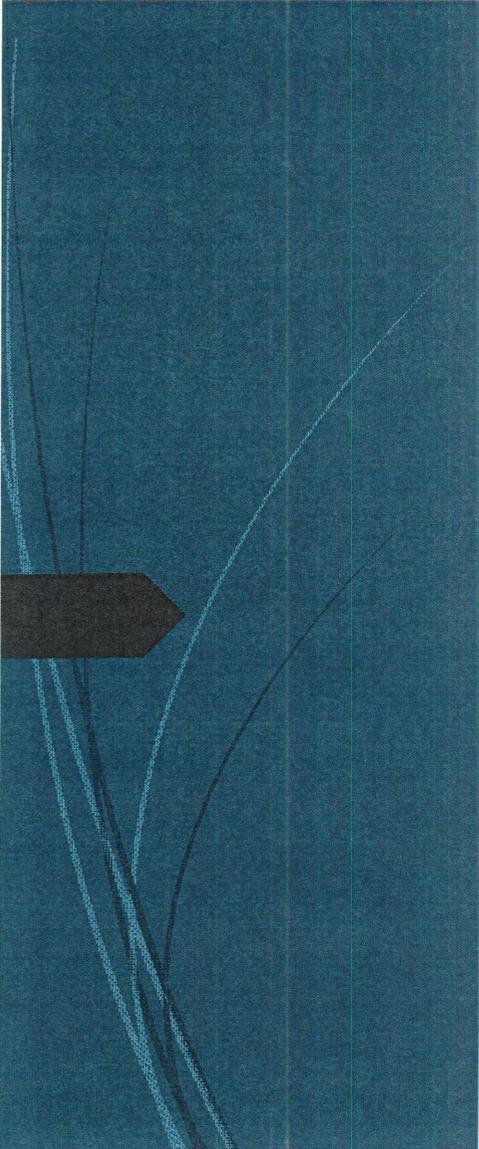
LYS Salon

Thompson River Parks and Rec.

First National Bank



Our boundaries are the railroad tracks that surround the downtown area.



## Partnering With Other Organizations

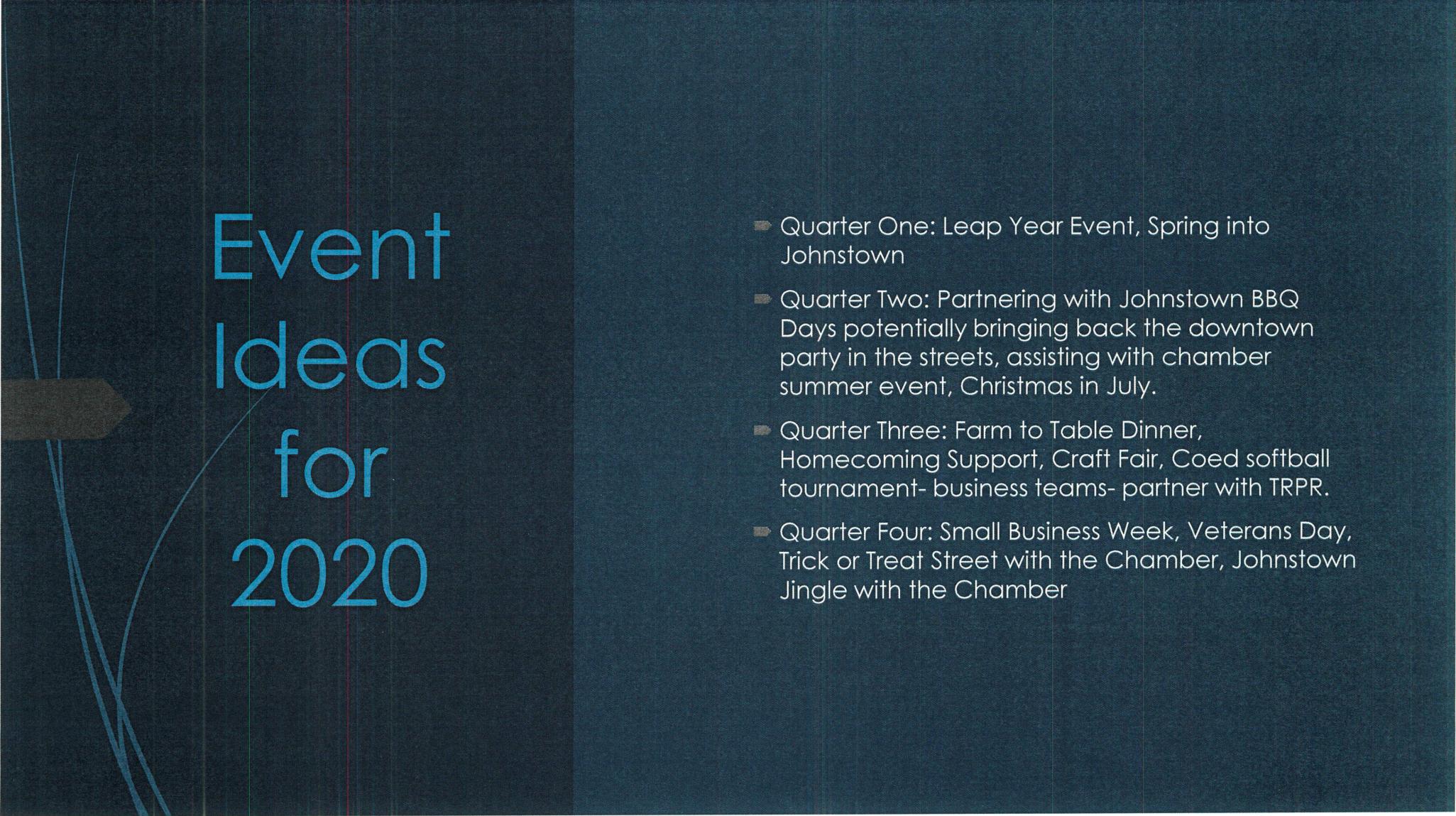
- ▶ We have already met with the Johnstown/Milliken Chamber of Commerce President, Cassandra Miller, to discuss how we could partner with them. The meeting was very successful and we feel it will strengthen both organizations.
- ▶ We have also met with Matt LeCerf and discussed different ways we can support the Town of Johnstown. He also shared his background in working with other downtown development associations.



## Our Goal

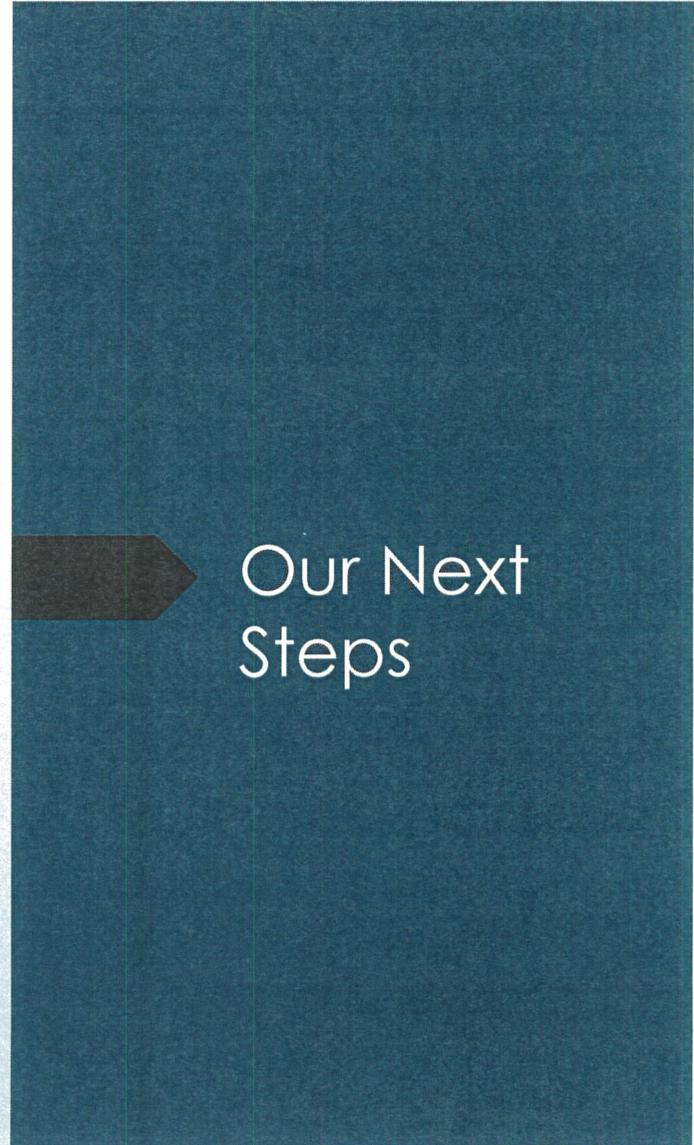
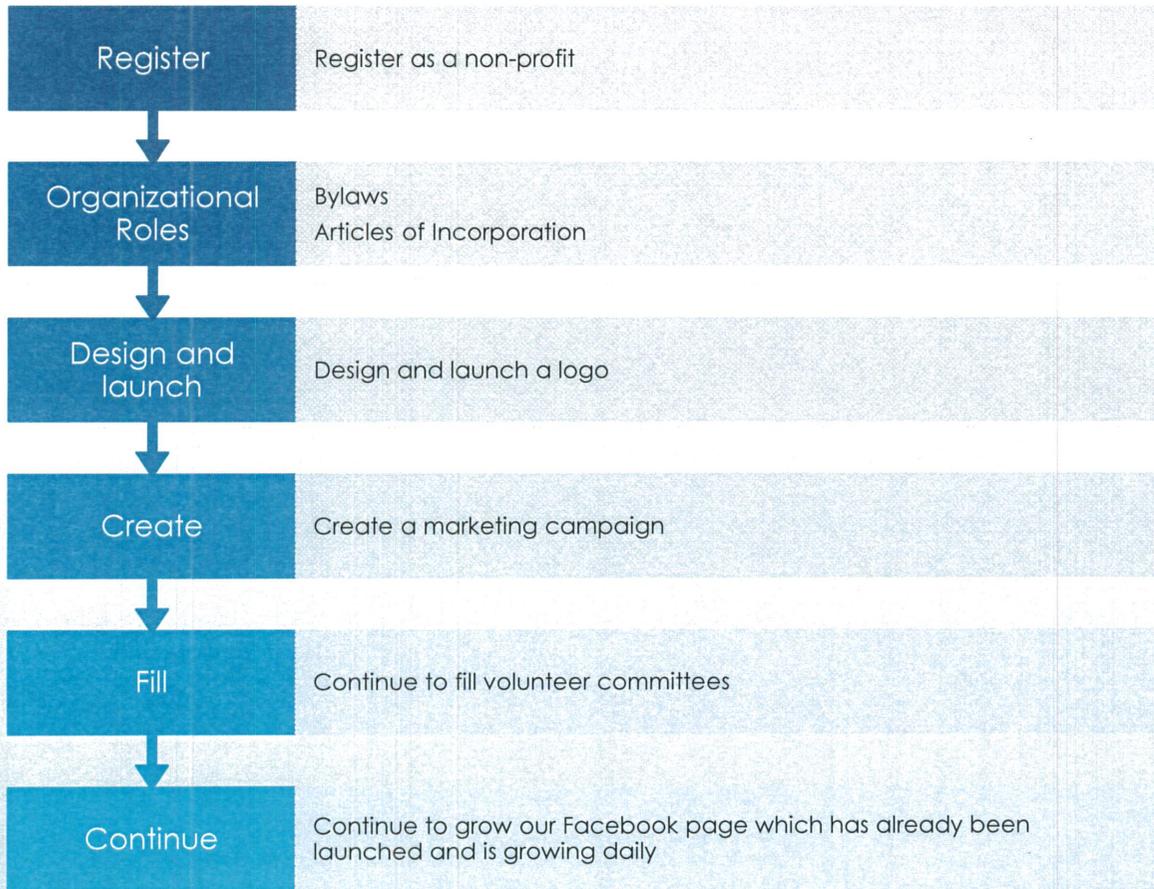
Promoting our beautiful downtown takes many forms, but the ultimate goal is to position the historic downtown area as the center of our community, fostering a diverse variety of small businesses while creating a positive image showcasing Johnstown's unique characteristics.

- Highlighting town traditions
- Celebrating and preserving important architecture and history
- Encouraging downtown businesses to market cooperatively
- Building new downtown events, such as a Summertime Classic Car Cruise-in and Farm to Table Dinner.



# Event Ideas for 2020

- Quarter One: Leap Year Event, Spring into Johnstown
- Quarter Two: Partnering with Johnstown BBQ Days potentially bringing back the downtown party in the streets, assisting with chamber summer event, Christmas in July.
- Quarter Three: Farm to Table Dinner, Homecoming Support, Craft Fair, Coed softball tournament- business teams- partner with TRPR.
- Quarter Four: Small Business Week, Veterans Day, Trick or Treat Street with the Chamber, Johnstown Jingle with the Chamber



## Did You Know:



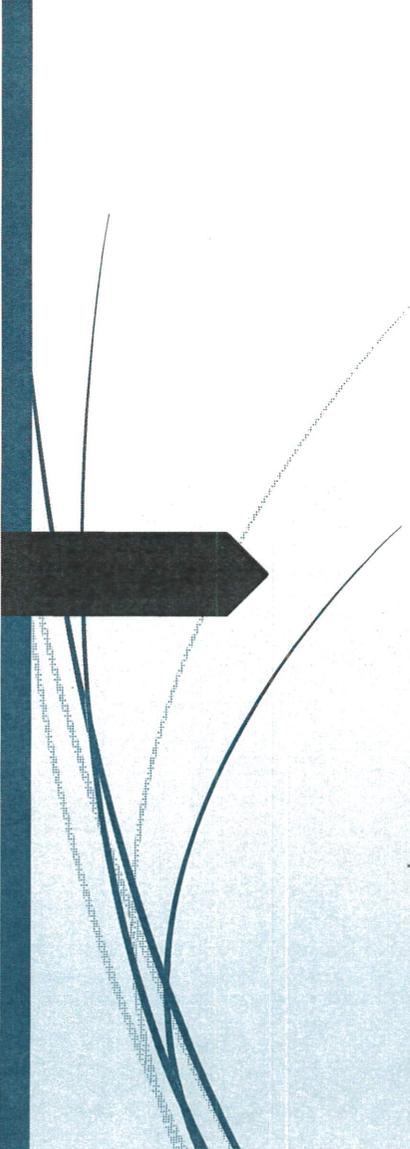
► In the last 15 months, almost 20 new businesses have opened their doors in our downtown community.

## Our Needs:

- ▶ Our biggest need and concern is how we will fund the association.
- ▶ We are discussing and will determine what membership fees will be to join
- ▶ We will be looking into and writing grants
- ▶ We kindly ask for the Town of Johnstown's support in our efforts, as we join together, as downtown business owners, to revitalize and connect our historic downtown area with our community.



**BUDGET**



Thank you for your time and consideration. We greatly appreciate it.

- Johnstown Downtown Development Association members

## **AGENDA ITEM 6A-C**

### **CONSENT**

### **AGENDA**

- **Council Minutes – January 6, 2020**
- **2<sup>nd</sup> Reading Ordinance No. 2020-168**
- **2<sup>nd</sup> Reading Ordinance No. 2020-169**

## TOWN COUNCIL AGENDA COMMUNICATION

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 6A-C

**SUBJECT:** Consent Agenda

**ACTION PROPOSED:** Approve Consent Agenda

**PRESENTED BY:** Town Clerk, Town Manager

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**AGENDA ITEM DESCRIPTION:** The following items are included on the Consent Agenda, which may be approved by a single motion approving the Consent Agenda:

- A) Town Council Minutes – January 6, 2020
- B) \*2<sup>nd</sup> Reading Ordinance Number 2020-168, Approving P.U.D. Outline Development Plan for Great Plains Village
- C) \*\*2<sup>nd</sup> Reading Ordinance Number 2020-169, Approving P.U.D. Outline Development Plan for Welty Ridge

\* On January 6, 2020, Town Council conducted a public hearing on Ordinance No. 2020-168, an Ordinance Approving a P.U.D. Outline Development Plan for Great Plains Village. After conducting the public hearing and considering the evidence presented, Town Council approved the outline development plan on the conditions presented and on that additional conditions that lots used for any outdoor storage and for motor vehicle sales, rental or storage, including, but not limited to, automobiles, large motorized equipment and recreational vehicles, shall be subject to prior approval by Town Council. The outline development plan was modified to include the additional conditions and the proposed ordinance reflects the conditions.

\*\*On January 6, 2020, Town Council conducted a public hearing on Ordinance No. 2020-169, an Ordinance Approving a P.U.D. Outline Development Plan for Welty Ridge. After conducting the public hearing and considering the evidence presented, Town Council approved the outline development plan on the condition that lots used for any outdoor storage and for motor vehicle sales, rental or storage, including, but not limited to, automobiles, large motorized equipment and recreational vehicles, shall be subject to prior approval by Town Council. The outline development plan was modified to include the conditions of approval and the proposed ordinance reflects the conditions.

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**LEGAL ADVICE:** The entire Consent Agenda may be approved by a motion of the Town Council approving the Consent Agenda, which automatically approves each and every item listed on the Consent Agenda. If a Council member wishes to have a specific discussion on an individual item included with the Consent Agenda, they may move to remove the item from the Consent Agenda for discussion.

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**FINANCIAL ADVICE:** N/A

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**RECOMMENDED ACTION:** Approve Consent Agenda

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**SUGGESTED MOTION:**

**For Approval:** I move to approve the Consent Agenda.

**For Denial:**

# **Council Minutes**

The Town Council of the Town of Johnstown met on Monday, January 6, 2020 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Lebsack led the Pledge of Allegiance.

#### Roll Call:

Those present were: Councilmembers Berg, Lemaster, Mellon, Molinar Jr., and Young

Those absent were: Councilmember Tallent

Staff present: Avi Rocklin, Town Attorney, Matt LeCerf, Town Manager, Marco Carani, Public Works Director, Kim Meyers, Planning and Development Director, Mitzi McCoy, Finance Director and Brian Phillips, Police Chief.

#### Agenda Approval

Councilmember Mellon made a motion seconded by Councilmember Lemasters to approve the Agenda as submitted. Motion carried with a unanimous vote.

#### Consent Agenda

Councilmember Mellon made a motion seconded by Councilmember Berg to approve the Consent Agenda with the following items included:

- December 9, 2019 Special Council Meeting Minutes
- December 16, 2019 Regular Council Meeting Minutes
- Payment of Bills
- Agreement to Include Koenig No. 1 Contract Storage Water and Big Thompson Ditch and Manufacturing in the Town of Johnstown Home Supply Change Case
- Resolution 2020-01, A Resolution Designating the Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)

Motion carried with a unanimous vote.

#### Old Business

A. Ordinance Number 2019-165, An Ordinance Amending Chapter 18 of the Johnstown Municipal Code to Adopt the 2018 Building Codes- Councilmember Berg made a motions seconded by Councilmember Molinar Jr. to approve Ordinance Number 2019-165 with the amendment to include IRC Section R302.13(Fire Protection of Floors). Motion carried with a unanimous vote.

#### New Business

A. Public Hearing – Ordinance Number 2020-168, Ordinance Approving P.U.D. Outline Development Plan For Great Plains Village Located in Sections 2, 35, and 36, Townships 4 and 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, Consisting of Approximately 502.512 Acres.

The Town of Johnstown is considering a request for an updated Outline Development Plan for the Great Plains Village PUD, which encompasses three prior annexations/PUDs east of I-25. The ODP defines specific “planning areas” and the land uses and densities for each area, as well as conceptual-level utility, drainage, and transportation network planning to provide basic feasibility analysis for the land uses proposed.

Mayor Lebsack opened the public hearing at 7:20 p.m. Jeff Marck of Terracina Design, the applicant’s representative provided details and answered questions from the Council. Laura Chase adjacent property owner had concerns about the development impacting her property. There being no further comments from the public Mayor Lebsack closed the public hearing at 8:14 p.m.

Councilmember Mellon made a motion seconded by Councilmember Berg to approve Ordinance Number 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village on first reading on the conditions that: 1. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and with property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard; and, 2. All outdoor storage, contractor lots with outdoor storage, vehicles lots, RV parking or sales lots require those uses as Conditional Uses. Motion carried with a unanimous vote.

B. Public Hearing – Ordinance Number 2020-169, Approving P.U.D. Outline Development Plan For Welty Ridge Located in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, Consisting of Approximately 144.4 Acres. The Town of Johnstown is considering a request for an updated Outline Development Plan for Welty Ridge PUD annexed and zoned as the Veeman Annexation. The ODP outlines a mix of land uses, development intensity, and residential densities. The ODP defines specific “planning areas” and the land uses and densities for each area, as well as including conceptual-level utility, drainage, and transportation network planning to provide basic feasibility analysis for the land uses proposed.

Mayor Lebsack opened the public hearing at 8:21 p.m. Jeff Marck, Terracina Design, the applicants representative provided details and answered questions from the Council. Having no public comments Mayor Lebsack closed the public hearing at 8:41 p.m.

Councilmember Mellon made a motion seconded by Councilmember Lemasters to approve Ordinance Number 2020-169, An Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge on first reading with the following condition: All outdoor storage, contractor lots with outdoor storage, vehicles lots, RV parking or sales lots require those uses as Conditional Uses. Motion carried with a unanimous vote.

C. Consider Intergovernmental Agreement with Little Thompson Water District –The IGA between the Town and LTWD to transfer water services from LTWD to the Town’s ownership. The transfer of ownership that includes four properties is being requested by LTWD as part of their desire to minimize the existence of water lines that are not providing significant value to them. The Town will provide the LTWD 8 shares of CBT units and the Town will receive two shares of Home Supply Water Shares which are currently unchanged and will be included in the water court change case. Councilmember Mellon made a motion seconded by Councilmember Young to table this item to January 22, 2010. Motion carried with a unanimous vote.

D. Award Bid for Street Sweeper – Councilmember Young made a motion seconded by Councilmember Berg to approve the bid award to Faris Machinery for the Elgin Pelican in an amount not to exceed \$245,864. Motion carried with a unanimous vote.

E. Award Bid for Backhoe – Councilmember Berg made a motion seconded by Councilmember Molinar Jr. to approve the bid award to 4 Rivers Equipment, LLC for a John Deere backhoe in an amount not to exceed \$113,450. Motion carried with a unanimous vote.

F. Award Bid for Lone Tree Electrical Contractor – The electrical work for the Lone Tree project will include removal of all electrical from the underground vault and install an above ground electrical panel with a new transformer to accommodate future growth at the pump house. Councilmember Berg made a motion seconded by Councilmember Lemasters to award the bid to Sturgeon Electric in the amount not to exceed \$109,360 with an additional 10% in the case of minor changes to the work scope which approvals are delegated to the Town Manager or his designee. Motion carried with a unanimous vote.

G. Award Operations Contract Agreement to Ramey Environmental Compliance Inc. – This agreement will provide water and wastewater treatment facility operations services. This request will provide one full time ORC (Operator in Responsible Charge) with additional support as needed. Cost for these services are \$15,000 per month. Councilmember Lemasters made a motion seconded by Councilmember Molinar Jr. to approve the Operations Contract Agreement with Ramey Environmental Compliance, Inc.

H. Approve Contract to Logan Simpson – Johnstown Area Comprehensive Plan Update – A Request for Proposal was solicited. Four consultants responded to the RFP. Upon review, staff believes Logan Simpson will be the best company to work with the Town to update the plan. Councilmember Berg made a motion seconded by Councilmember Young to approve the contract award to Logan Simpson for the Comprehensive Plan project in an amount not to exceed \$100,000. Motion carried with a unanimous vote.

There being no further business to come before Council the meeting adjourned at 9:48 p.m.

Mayor

Town Clerk

# **Ordinance 2020-168**

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2020-168**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR GREAT PLAINS VILLAGE LOCATED IN SECTIONS 2, 35 AND 36, TOWNSHIPS 4 AND 5 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 502.512 ACRES.**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, Platte Land & Water, LLC, a Delaware limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as Great Plains Village, located in Sections 2, 35 and 35, Townships 4 and 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres; and

**WHEREAS**, on December 11, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for Great Plains Village with conditions, which have been substantially satisfied; and

**WHEREAS**, on January 6, 2020, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for Great Plains Village; and

**WHEREAS**, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, Town Council finds that the P.U.D. Outline Development Plan for Great Plains Village is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

**WHEREAS**, based on the foregoing, Town Council desires to approve the P.U.D. Outline Development Plan for Great Plains Village with the condition set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1. P.U.D. Outline Development Plan Approval.** The P.U.D. Outline Development Plan for Great Plains Village, located in located in Sections 2, 35 and 35, Townships 4 and 5 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, Counties of Weld and Larimer, State of Colorado, consisting of approximately 502.512 acres

("Property"), attached hereto as Exhibit A, is hereby approved, subject to the following conditions:

- A. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with: (i) the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and (ii) property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard; and
- B. Lots used for any outdoor storage or for motor vehicle sales, rental or storage, including, but not limited to, automobiles, large motorized equipment and recreational vehicles, shall be subject to prior approval by Town Council.

**Section 2. Supersede and Replace.** The P.U.D. Outline Development Plan for Great Plains Village adopted herein shall supersede and replace the outline development plans that were submitted to, and approved by, the Town at the time of the three annexations of the various portions of the real property that constitute the Property designated herein, to wit: the Hamilton Annexation, approved by Ordinance No. 2002-695; the GBH Annexation, approved by Ordinance No. 2005-756; and the Ransom Annexation, approved by Ordinance No. 2008-802.

**Section 3. Effective Date.** This Ordinance, after its passage on Outline reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

# **Revised Outline Development Plan**

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING TO THE 500+ ACRE GREAT PLAINS VILLAGE COMMUNITY. GREAT PLAINS VILLAGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

MANY COLORADO RESIDENTS ARE PRICED OUT OF OWNING STANDARD SINGLE FAMILY DETACHED HOUSING. TEACHERS, FIREFIGHTERS, AND NUMEROUS OTHER PROFESSIONALS ARE FORCED INTO RENTAL HOUSING DUE TO LACK OF AFFORDABILITY. THIS ODP HAS SET FORTH DEVELOPMENT STANDARDS THAT ALLOW ALTERNATIVE HOUSING TYPES SUCH AS CLUSTER HOUSING, WHICH PROVIDES HOUSING OPPORTUNITIES FOR A WIDER RANGE OF BUYERS/RESIDENTS.

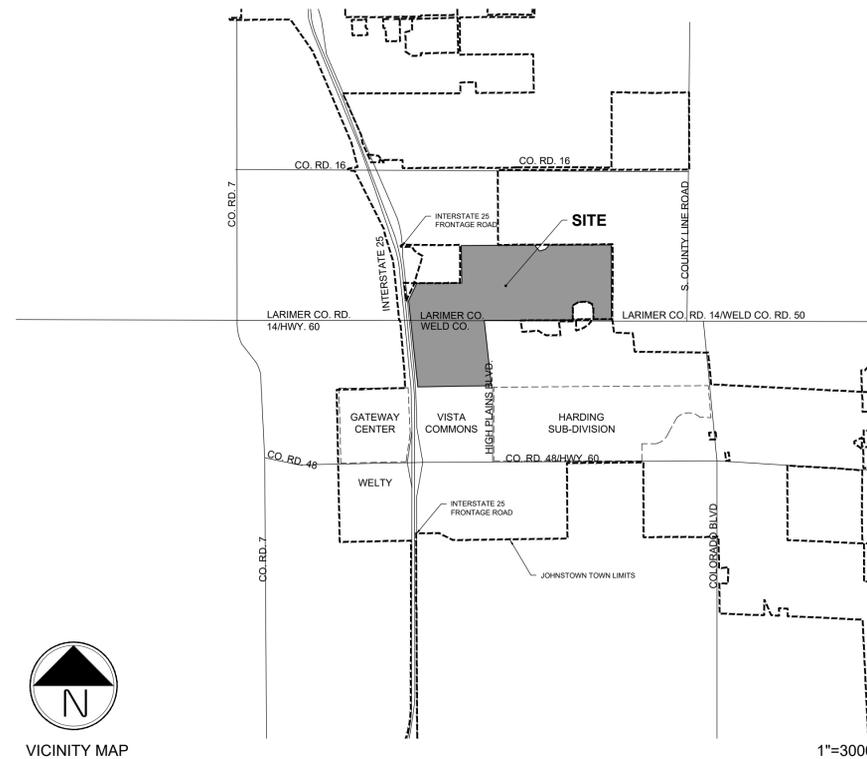
## LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND ALL OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
AND A PORTION OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO AS BEARING S 00°11'56" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;  
THENCE S 89°48'00" W FOR A DISTANCE OF 637.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;  
THENCE N 02°10'13" W FOR A DISTANCE OF 388.10 FEET;  
THENCE N 11°36'58" W FOR A DISTANCE OF 190.53 FEET;  
THENCE N 67°47'29" W FOR A DISTANCE OF 190.41 FEET;  
THENCE S 89°38'13" W FOR A DISTANCE OF 206.82 FEET;  
THENCE S 72°21'00" W FOR A DISTANCE OF 176.95 FEET;  
THENCE S 59°57'06" W FOR A DISTANCE OF 142.20 FEET;  
THENCE S 00°12'00" E FOR A DISTANCE OF 522.79 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4;  
THENCE S 89°48'00" W FOR A DISTANCE OF 1277.91 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SECTION 35, SAID TOWNSHIP 5 NORTH, RANGE 68 WEST;  
THENCE S 89°48'35" W FOR A DISTANCE OF 1320.63 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 35 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4;  
THENCE S 89°49'10" W FOR A DISTANCE OF 538.01 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO ;  
THENCE S 06°23'24" E FOR A DISTANCE OF 2315.59 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2;  
THENCE S 88°59'30" W FOR A DISTANCE OF 129.21 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 2;  
THENCE S 89°00'07" W FOR A DISTANCE OF 1262.05 FEET ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 TO THE SOUTH LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4;  
THENCE S 88°59'16" W FOR A DISTANCE OF 1219.08 FEET ALONG SAID SOUTH LINE OF THE WEST 1/2 TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 25 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, AND HAVING A RADIUS OF 5780.00 FEET, A CHORD OF 282.12 FEET AND A CHORD BEARING OF N 04°45'41" W;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 282.14 FEET THROUGH A CENTRAL ANGLE OF 2°47'49" TO THE END OF SAID CURVE;  
THENCE N 06°09'35" W FOR A DISTANCE OF 2070.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35;  
THENCE N 06°11'09" W FOR A DISTANCE OF 706.85 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103;  
THENCE N 25°27'58" E FOR A DISTANCE OF 681.67 FEET ALONG SAID SOUTHEASTERLY LINE OF BOOK 1389 AT PAGE 103 TO THE NORTH LINE OF THE AFORESAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35;  
THENCE N 89°45'33" E FOR A DISTANCE OF 1586.73 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE AFORESAID WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 00°30'28" W FOR A DISTANCE OF 1320.01 FEET ALONG SAID WEST LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 35;  
THENCE N 89°40'57" E FOR A DISTANCE OF 1313.47 FEET ALONG THE NORTH LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF THE AFORESAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35;  
THENCE N 89°40'22" E FOR A DISTANCE OF 1313.49 FEET ALONG SAID NORTH LINE OF THE EAST 1/2 TO THE WEST 1/4 CORNER OF THE AFORESAID SECTION 36;  
THENCE S 00°48'45" E FOR A DISTANCE OF 59.23 FEET ALONG THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 36 TO THE SOUTHERLY LINE OF BOOK 214, AT PAGE 583;  
THENCE S 41°58'52" E FOR A DISTANCE OF 206.02 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 72°01'08" E FOR A DISTANCE OF 215.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 44°51'08" E FOR A DISTANCE OF 165.00 FEET ALONG SAID SOUTHERLY LINE;  
THENCE N 24°01'08" E FOR A DISTANCE OF 32.71 FEET ALONG SAID SOUTHERLY LINE TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 36;  
THENCE N 89°53'49" E FOR A DISTANCE OF 2196.55 FEET ALONG SAID NORTH LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 36;  
THENCE S 00°11'56" E FOR A DISTANCE OF 2641.49 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 36 TO THE POINT OF BEGINNING.

CONTAINING 502.512 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENT OR RIGHTS OF WAY OF RECORD.



VICINITY MAP

## APPROVALS

### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS GREAT PLAINS VILLAGE ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER \_\_\_\_\_, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR TOWN CLERK

## GENERAL NOTES

- COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE IN ACCORDANCE WITH THE APPLICABLE FINAL DRAINAGE REPORTS AND PLANS.

## DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

## RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

## SHEET INDEX

1	COVER
2	EXISTING ZONING
3	LAND USE PLAN
4-5	LAND USE MATRIX
6	CIRCULATION PLAN
7	STREET SECTIONS
8	TRAILS & OPEN SPACE PLAN
9-10	CONCEPTUAL UTILITY PLAN
11-12	CONCEPTUAL GRADING PLAN
13	DEVELOPMENT STANDARDS
14-15	DESIGN GUIDELINES

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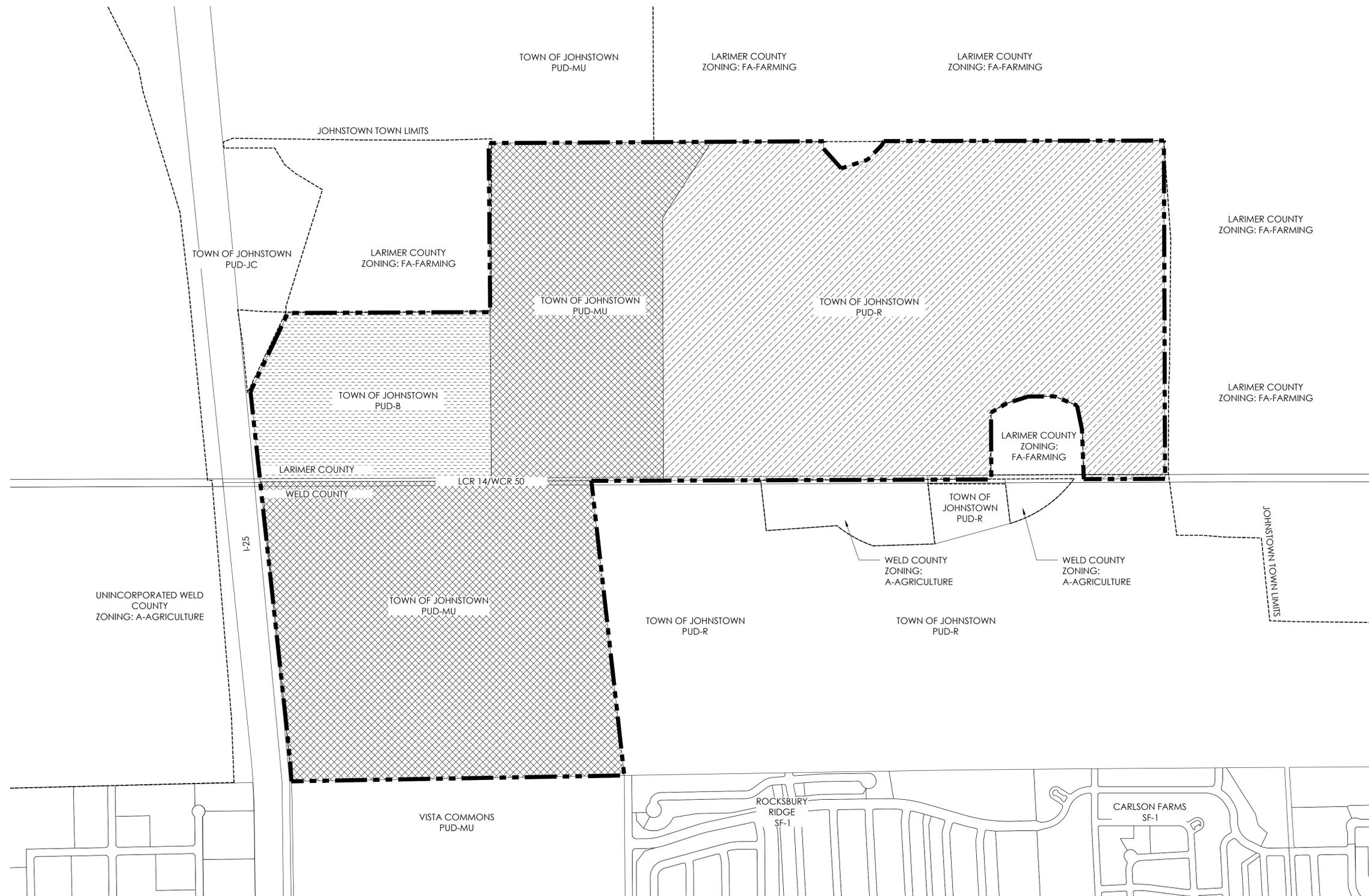
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
**OUTLINE DEVELOPMENT PLAN**  
COVER

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

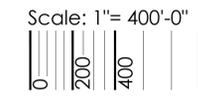
# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



LEGEND	
	PUD-B
	PUD-MU
	PUD-R

**EXISTING ZONING**



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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
EXISTING ZONING

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE GREAT PLAINS VILLAGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

## B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% OF THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

## C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 2,000 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

## D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

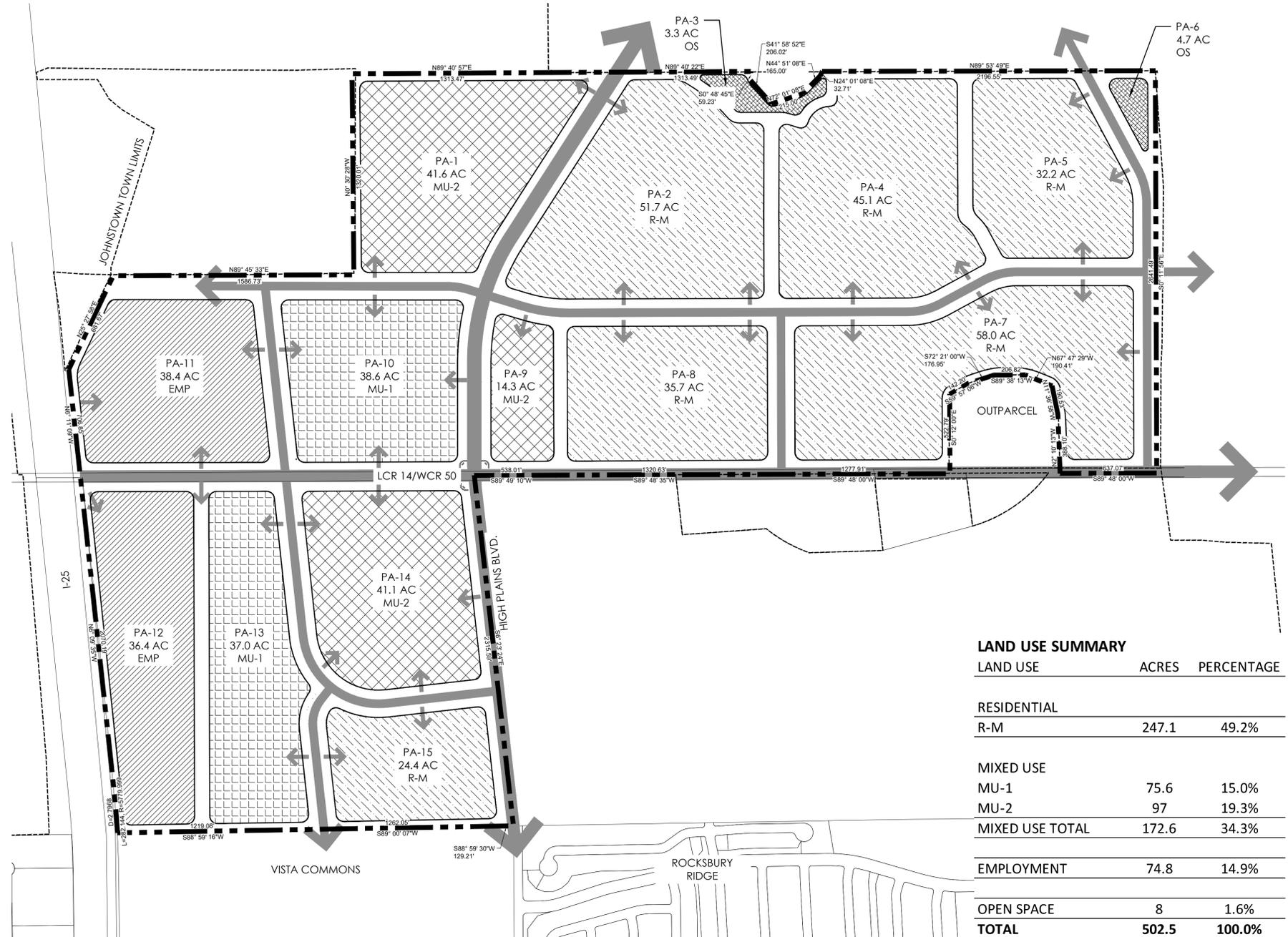
## E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 7) ARE SUBJECT TO CHANGE.

## F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 2,400,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.



### LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
<b>RESIDENTIAL</b>		
R-M	247.1	49.2%
<b>MIXED USE</b>		
MU-1	75.6	15.0%
MU-2	97	19.3%
<b>MIXED USE TOTAL</b>	<b>172.6</b>	<b>34.3%</b>
<b>EMPLOYMENT</b>	<b>74.8</b>	<b>14.9%</b>
<b>OPEN SPACE</b>	<b>8</b>	<b>1.6%</b>
<b>TOTAL</b>	<b>502.5</b>	<b>100.0%</b>

LEGEND	
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	EMPLOYMENT (EMP)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	OPEN SPACE (OS)

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ.FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	41.6	634,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	6	193
PA-6	OPEN SPACE	4.7				
PA-7	MEDIUM DENSITY RESIDENTIAL	58.0		3	8	464
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286
PA-9	MIXED USE-2	14.3	186,872	3	20	286
PA-10	MIXED USE-1	38.6	504,425			
PA-11	EMPLOYMENT	38.4	501,811			
PA-12	EMPLOYMENT	36.4	554,954			
PA-13	MIXED USE-1	37.0	483,516			
PA-14	MIXED USE-2	41.1	537,095	3	15	617
PA-15	MEDIUM DENSITY RESIDENTIAL	24.4		3	8	195

PLANNING AREA	DENSITY TRANSFER TRACKING CHART			
	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL				

Scale: 1" = 400'-0"



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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

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# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>AGRICULTURAL USES</b>						
Agriculture or Ranch Use	Agriculture	X	X	X	X	X
	Community Gardens	X	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-	C
	Rodeos*	-	-	C	-	C
	Commercial Stables*	-	-	C	-	-
	Private Stables*	-	-	C	-	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-	-
	Greenhouse/nursery/tree production	C	-	X	-	-
Markets	Farmers Markets	X	X	X	C	X
<b>COMMERCIAL USES</b>						
Animal Services	Animal boarding (indoor) and training**	C	C	C	C	-
	Veterinary offices or clinics	X	X	X	-	-
Vehicle Parking	Vehicle parking lot	A	A	C	A	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/Tap Room	X	X	X	-	-
	Catering services	X	X	X	-	-
	Restaurant with or without drive-thru / up	X	X	X	-	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-	-
	Call Centers	X	-	X	-	-
	Courier services	X	X	X	-	-
	Home Occupations	X	X	-	A	-
	Temporary Construction offices	X	X	X	X	-
	Temporary Sales Offices	X	X	X	X	-
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-	-

\*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

\*\*ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>COMMERCIAL USES</b>						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-	-
	Automotive service stations	X	X	X	-	-
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	C	-	C	-	C

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

### DEFINITIONS:

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.



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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE MATRIX

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



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INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-	-
	Warehousing without retail sales	-	-	X	-	-

\*\*\*\*OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M	OS
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>						
Ambulance Service	Garage and office for ambulance service	X	X	X	-	-
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-	-
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-	X
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-	-
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X	-
Fire	Fire Stations	X	X	X	X	-
Hospitals	Hospital	X	-	X	-	-
	Urgent care clinics	X	X	X	-	-
	Outpatient surgical centers	X	-	X	-	-
Religious Institutions	Church or religious institution	X	X	X	X	-
Educational Facilities	Public Schools	X	X	X	X	-
	Community College and similar trade schools	X	X	X	-	-
	Commercial schools	X	X	X	-	-
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-	-
	Transportation Terminals / Parking (Outdoor)	C	-	C	-	-
Utilities	Electrical Substations	X	X	X	X	X
	Public Utility Office	X	X	X	-	-
	Solar Fields	X	-	X	-	-
	Water Treatment / Storage	X	X	X	X	X
	Water Storage (Reservoirs)	X	X	X	X	X
	Water Wells	X	X	X	X	X
	Water Storage Tanks	X	X	X	X	X
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-	X
<b>RESIDENTIAL USES</b>						
Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X	-
Single Family Detached	Single Family Detached Homes	-	X***	-	X	-
Cluster Homes	Cluster Homes	-	X	-	X	-
Multi - Family	Multi-family including rental and for sale units	X	X	-	-	-
	Live / Work Units	X	X	-	-	-
Senior Housing	Assisted Living Facilities	X	X	-	X	-
	Independent/Limited Care Facilities	X	X	-	X	-
Accessory Structures	Detached Garage	A	A	-	A	-
	Carport	-	-	-	-	-
	Storage Shed	A	A	-	A	-

\*\*\*SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
EMPLOYMENT (EMP)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
HIGH DENSITY RESIDENTIAL (R-H)	
OPEN SPACE (OS)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

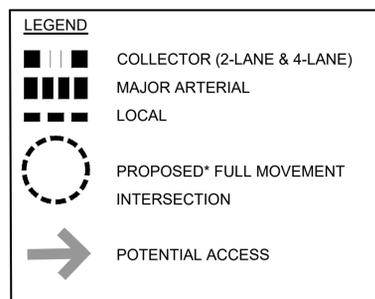
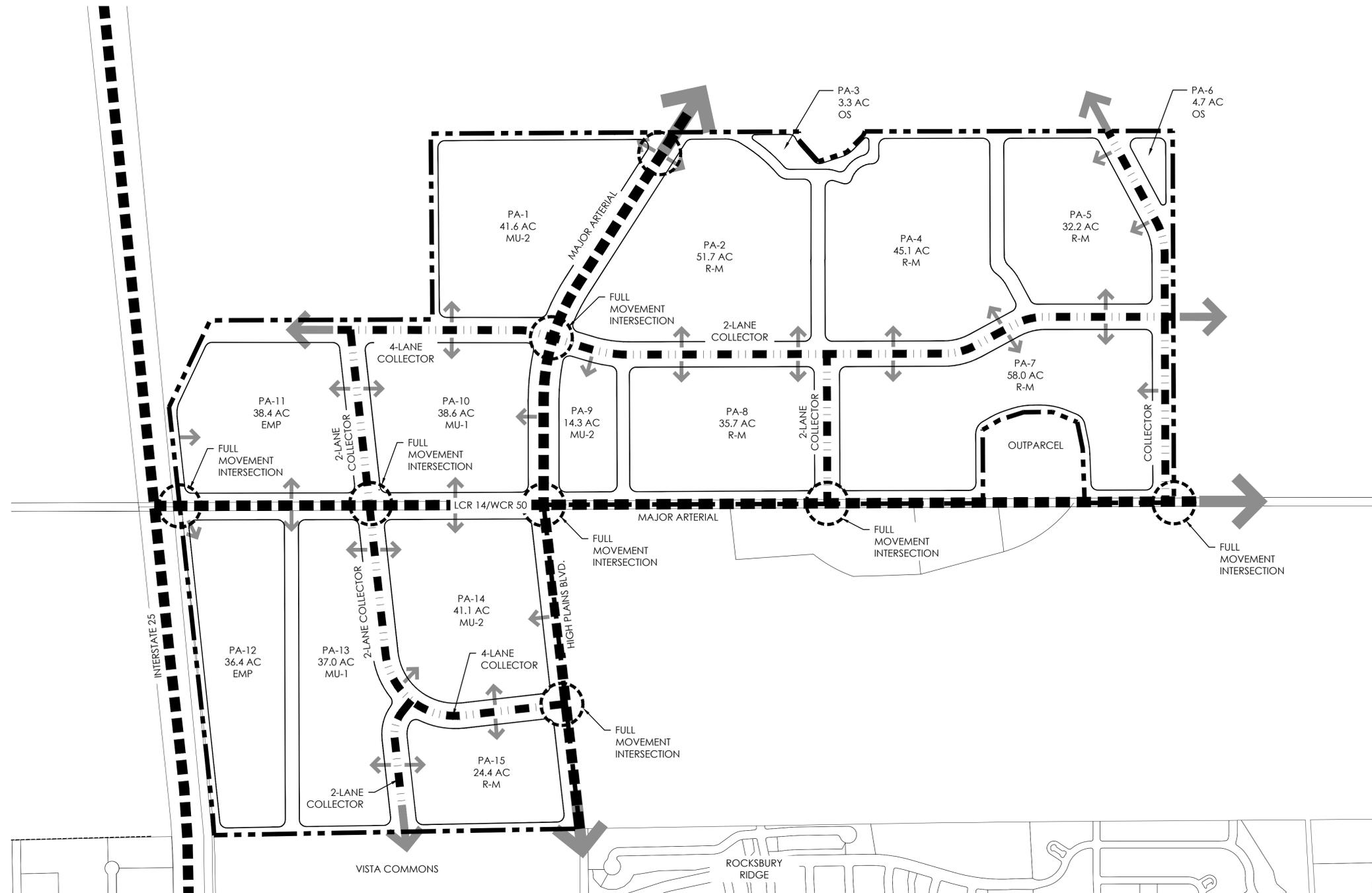
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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE MATRIX

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



\*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

## CIRCULATION PLAN

Scale: 1" = 400'-0"



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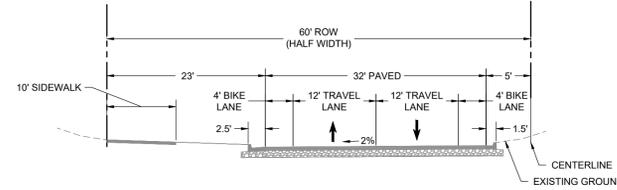
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
CIRCULATION PLAN

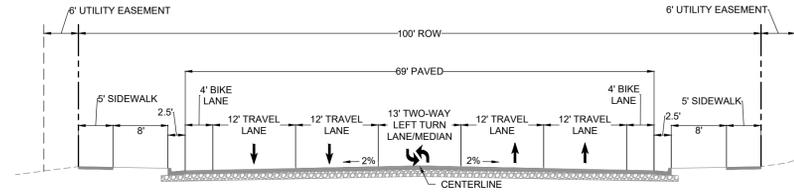
DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

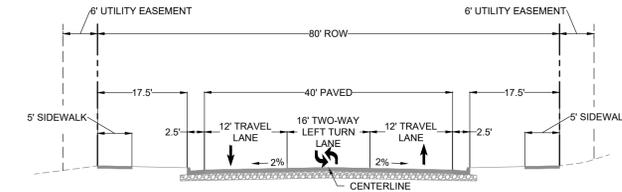
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



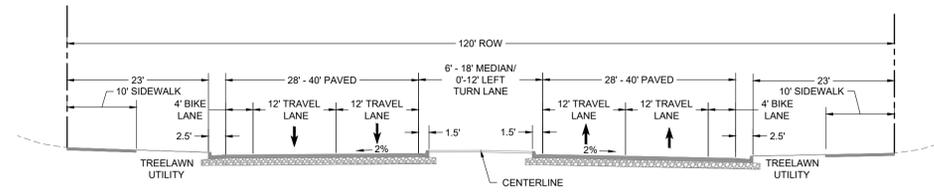
**MAJOR ARTERIAL (INTERIM)**  
HIGH PLAINS BOULEVARD  
(SOUTH OF LCR 14/WCR 50)



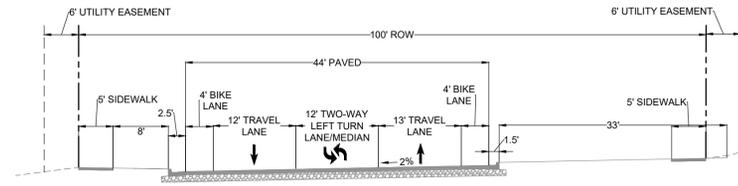
**4 - LANE COLLECTOR**



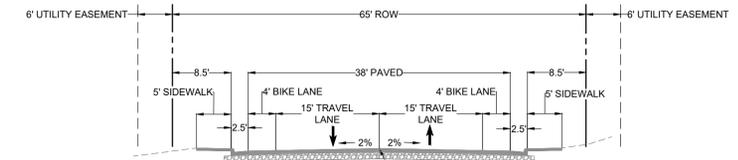
**COLLECTOR WITH FLUSH MEDIAN**



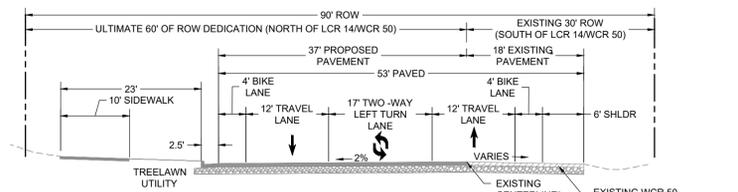
**MAJOR ARTERIAL (ULTIMATE)**  
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)  
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



**4 - LANE COLLECTOR (INTERIM)**

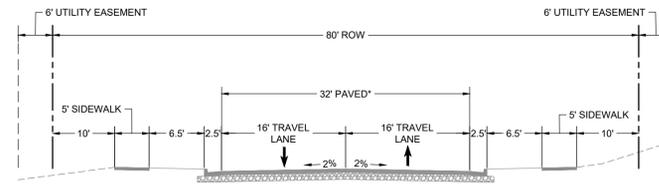


**NON-RESIDENTIAL LOCAL STREET**



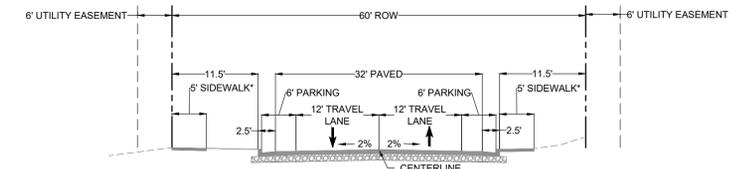
**MAJOR ARTERIAL (INTERIM)**  
LCR 14/WCR 50  
(EAST OF HIGH PLAINS BLVD)

\* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



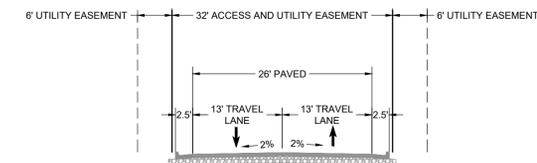
**COLLECTOR WITHOUT PARKING OR MEDIAN**

\* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



**RESIDENTIAL LOCAL STREET**

\* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



**PRIVATE STREET**

## CONCEPTUAL STREET SECTIONS



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
STREET SECTIONS

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

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# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

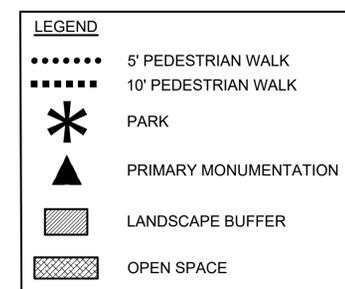
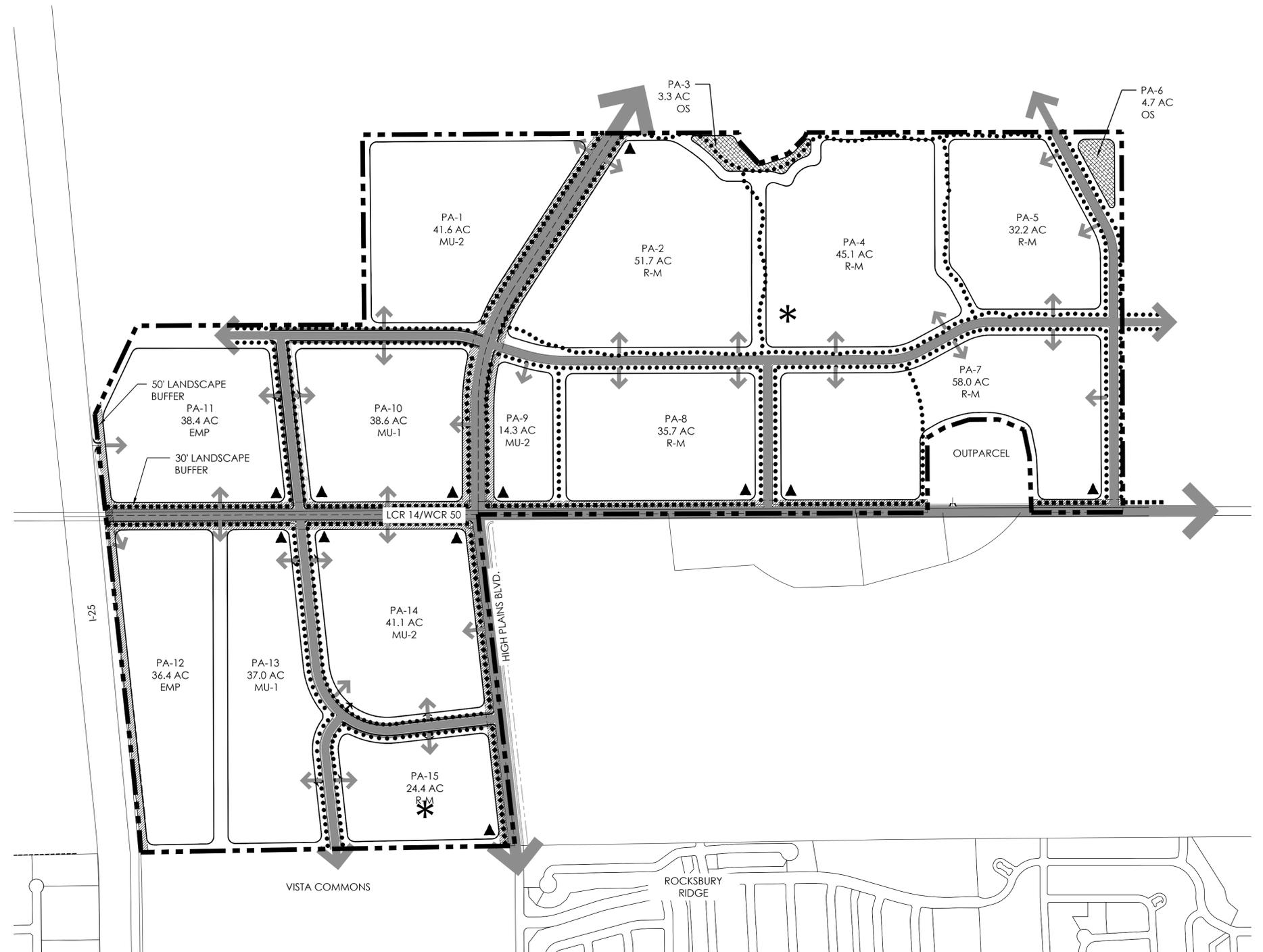
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## OPEN AREA

- FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

## USABLE OPEN AREA

- GREAT PLAINS VILLAGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.



## TRAILS & OPEN SPACE PLAN

Scale: 1" = 400'-0"



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3	3RD SUBMITTAL	11-15-19	JM

**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
TRAILS & OPEN SPACE PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



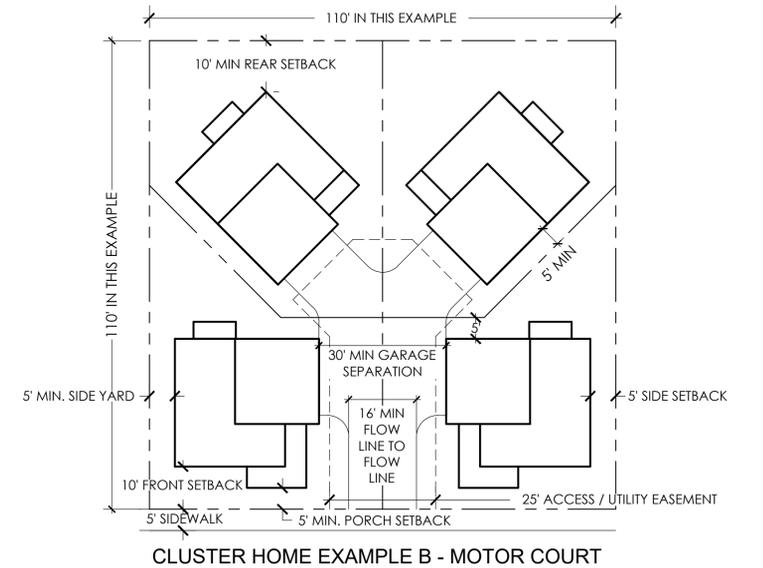
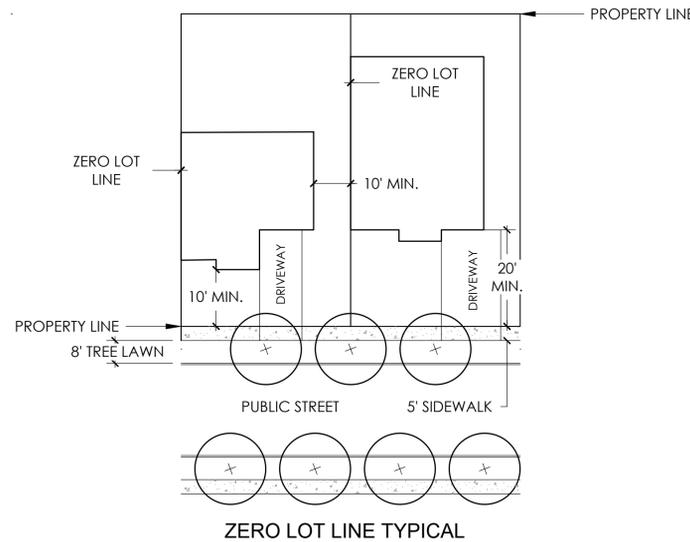
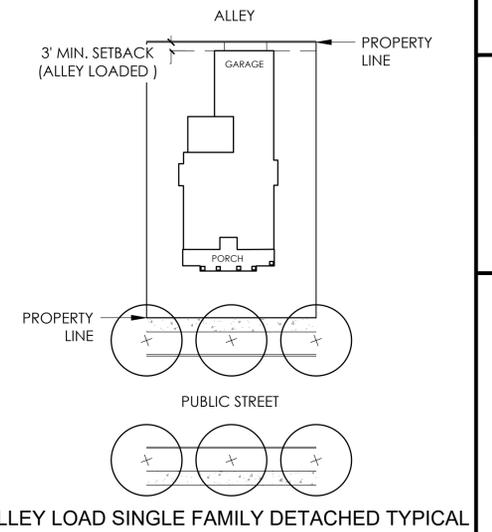
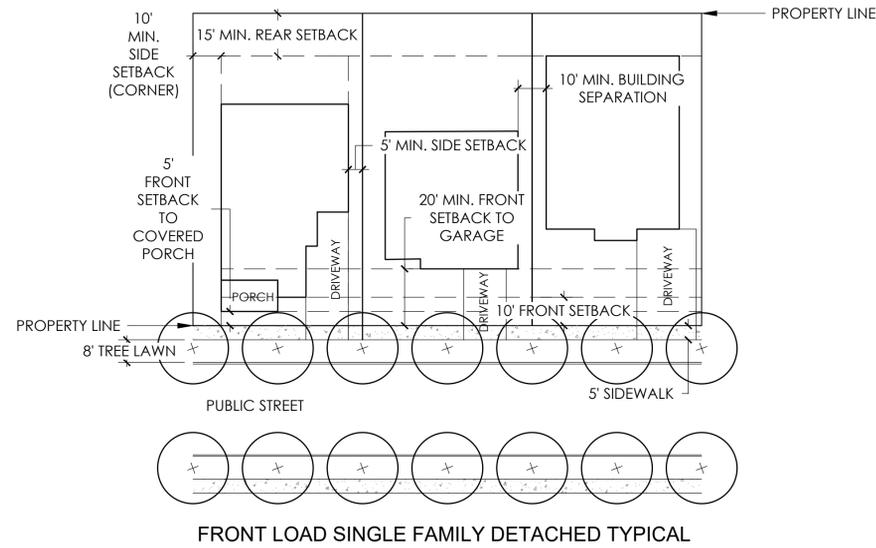
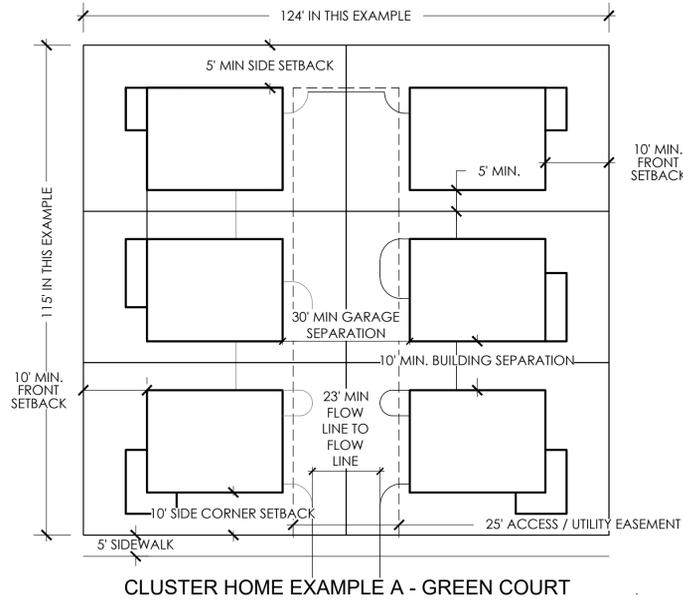
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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
DEVELOPMENT STANDARDS

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

## DEVELOPMENT STANDARDS

- ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCR OACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCR OACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCR OACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCR OACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCR OACH INTO SIDE SETBACK.
- A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEWAY EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'

#### PRINCIPAL USE

	R-M	MU-2
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	0'	0'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'

#### ACCESSORY USE

	R-M	MU-2
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

#### MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL

STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'

#### PRINCIPAL USE

	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING FACE	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK MINIMUM	0'	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'	5'

#### ACCESSORY USE

	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

## LAND USE DEVELOPMENT STANDARDS MATRIX

### NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

STANDARDS	MU-1	MU-2	EMP
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MAXIMUM LOT COVERAGE	60%	60%	60%

#### PRINCIPAL USE

	MU-1	MU-2	EMP
HEIGHT	75'	50'	75'
SETBACK FROM ARTERIAL	25'	25'	30'
SETBACK FROM COLLECTOR ROAD	10'	10'	15'
SETBACK FROM LOCAL ROAD	10'	10'	20'
SETBACK FROM PARKING	10'	10'	10'
*BUILDING SEPARATION	0'	0'	20'
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'

#### ACCESSORY USE

	MU-1	MU-2	EMP
HEIGHT	35'	35'	35'
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'
PARKING SETBACK FROM ARTERIAL	15'	15'	15'
SETBACK FROM LOCAL ROAD	10'	10'	15'
SETBACK FROM PARKING	10'	10'	10'
SETBACK FROM PROPERTY LINE	5'	5'	5'

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)  
\*\* ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## DESIGN GUIDELINES

### PART 1 - INTRODUCTION

#### 1.1 STATEMENT OF INTENT

GREAT PLAINS VILLAGE IS A 500 ACRE MASTER-PLANNED COMMUNITY LOCATED EAST OF INTERSTATE 25. THE PROPERTY IS BOUND ON THE EAST BY INTERSTATE 25, WELD COUNTY ROAD 50 (WCR 50)/ LARIMER COUNTY ROAD 14 (LCR 14) BISECT THE SITE AND SERVES AS THE SOUTHERN BOUNDARY FOR PORTIONS OF THE PROJECT. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THESE DESIGN GUIDELINES SEEK TO PROVIDE A CLEAR DIRECTION FOR SUBSEQUENT DEVELOPMENTS WITHIN THE LARGER WHOLE. THE OVERALL CHARACTER OF GREAT PLAINS VILLAGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES SERVE AS A DESIGN CONCEPT FOR THE FINAL PUD. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL AND HIGH PLAINS BOULEVARD IN PARTICULAR. GREAT PLAINS VILLAGE WILL BE VISIBLE FROM THE INTERSTATE AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS AREA. ALL DEVELOPMENTS WITHIN GREAT PLAINS VILLAGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS APPLY.

### PART 2 - GENERAL DESIGN GUIDELINES

#### 2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN GREAT PLAINS VILLAGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

#### 2.2 LANDSCAPING

##### 2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

##### 2.2.2 STREETScape DESIGN

GREAT PLAINS VILLAGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL DEVELOPMENT STREETScape DESIGN. THE LAND USE PLAN ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD., LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 15, EXHIBIT A).

### COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETScape IMAGE. THE STREETScape DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS WELTY RIDGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

### ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WITH A MINIMUM WIDTH OF 20'.

### SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

### 2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

### 2.4 SITE SIGNAGE

#### 2.4.1 PURPOSE

THE OBJECTIVE OF THE GREAT PLAINS VILLAGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY.

ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF GREAT PLAINS VILLAGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG WCR 50/LCR 14 AND HIGH PLAINS BLVD. WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

### 2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED IN ANY OTHER USE. OTHER FENCING MATERIALS SUCH AS SIMULATED WROUGHT IRON AND / OR CONCRETE OR MASONRY MAY BE REQUIRED DEPENDING UPON SCREENING NEEDS AND COMPATIBILITY WITH ADJACENT USES. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY). FENCING AND WALLS SHALL MATCH BUILDING ARCHITECTURE.

### 2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY MAY CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

### PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL GREAT PLAINS VILLAGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH PLANNING AREA, PHASE, AND/OR RESIDENTIAL PRODUCT.

### 3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

#### 3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

#### 3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

#### 3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

#### 3.1.4 PRODUCT VARIATION

**APPLICABILITY:**  
THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETScaPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FAÇADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FAÇADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6').
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORRED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

### 3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

#### 3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 13). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 13).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

#### 3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

### 3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

#### 3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FAÇADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

#### 3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

#### 3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

#### 3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**GREAT PLAINS VILLAGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 DESIGN GUIDELINES

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

11/02/2010 10:39 AM: P:\PLATELAND & WATER\GREAT PLAINS - WELTY\GAD\SUBMITTALS\GPR\COPY\CDP\DESIGN GUIDELINES.DWG

# OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

## PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

### 4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES SECTIONS AND SHOULD BE VIEWED AS COMPLEMENTARY.

#### 4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT. THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

#### 4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLAN PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

#### 4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

#### 4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS

THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

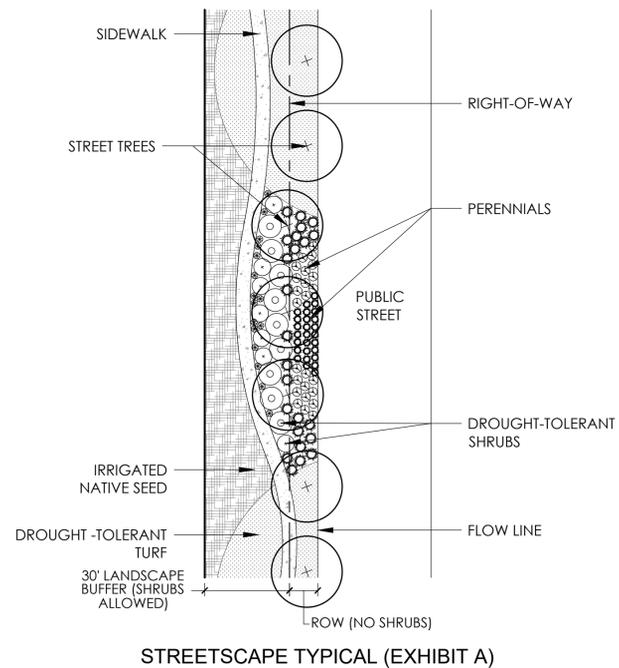
#### 4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED FOR INDUSTRIAL USES.

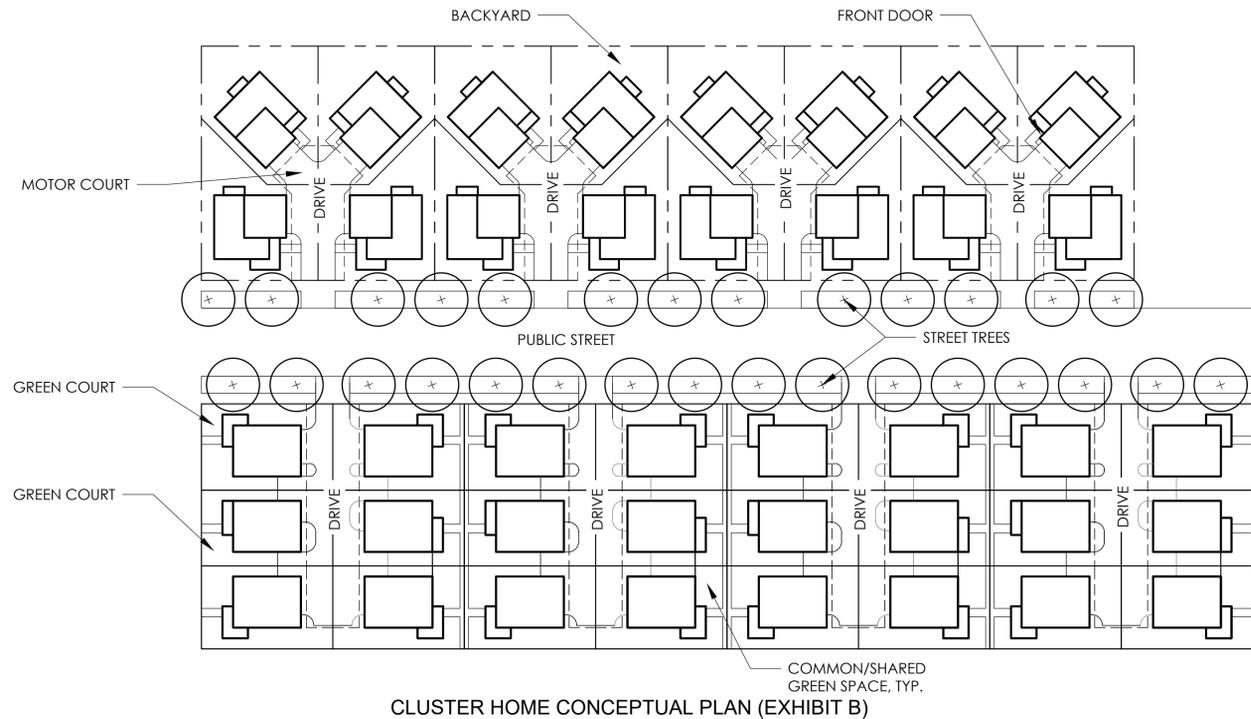
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

#### 4.1.6 RETAINING WALLS

ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETScape TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



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**GREAT PLAINS VILLAGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
DESIGN GUIDELINES

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

11/02/2020 10:39 AM, P:\PLATTE LAND & WATER\GREAT PLAINS -HELI TY CAD\SUBMITTALS\GPRV\CDP\GPRV-CDP-DESIGN-GUIDELINES.DWG

# **Ordinance 2020-169**

**TOWN OF JOHNSTOWN, COLORADO  
ORDINANCE NO. 2020-169**

**APPROVING P.U.D. OUTLINE DEVELOPMENT PLAN FOR WELTY RIDGE LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 144.4 ACRES.**

**WHEREAS**, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, Platte Land and Water, LLC, a Delaware limited liability company, submitted an application to the Town for approval of a P.U.D. Outline Development Plan for a subdivision known as Welty Ridge, located in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 144.4 acres; and

**WHEREAS**, on December 11, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of the P.U.D. Outline Development Plan for Welty Ridge with conditions, all of which have been satisfied; and

**WHEREAS**, on January 6, 2020, the Town Council held a public hearing concerning approval of the P.U.D. Outline Development Plan for Welty Ridge; and

**WHEREAS**, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, Town Council finds that the P.U.D. Outline Development Plan for Welty Ridge is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

**WHEREAS**, based on the foregoing, Town Council desires to approve the P.U.D. Outline Development Plan for Welty Ridge.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1. P.U.D. Outline Development Plan Approval.** The P.U.D. Outline Development Plan for Welty Ridge, located in the Northeast Quarter of Section 10, Township 4 North, Range 68 West of the 6<sup>th</sup> Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 144.4 acres (“Property”), attached hereto as Exhibit A, is hereby approved subject to the following condition:

A. Lots used for any outdoor storage or for motor vehicle sales, rental or storage, including, but not limited to, automobiles, large motorized equipment and recreational vehicles, shall be subject to prior approval by Town Council.

**Section 2. Supersede and Replace.** The P.U.D. Outline Development Plan for Welty Ridge adopted herein shall supersede and replace the outline development plan that was submitted to, and approved by, the Town at the time of annexation of the Property.

**Section 3. Effective Date.** This Ordinance, after its passage on Outline reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

# **Revised Outline Development Plan**

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

## PROJECT INTENT

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE OVERLAY ZONING TO THE 140+ ACRE WELTY RIDGE PROPERTY. WELTY RIDGE IS ENVISIONED AS A MIXED USE DEVELOPMENT WHICH INCLUDES PLANNING AREAS DESIGNATED FOR RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL, AND OFFICE USES. THIS DOCUMENT WILL GUIDE THE OVERALL CHARACTER OF WELTY RIDGE TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO.

## LEGAL DESCRIPTION

THE NE ¼ OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED IN BOOK 1570 AT PAGE 620.

## GENERAL NOTES

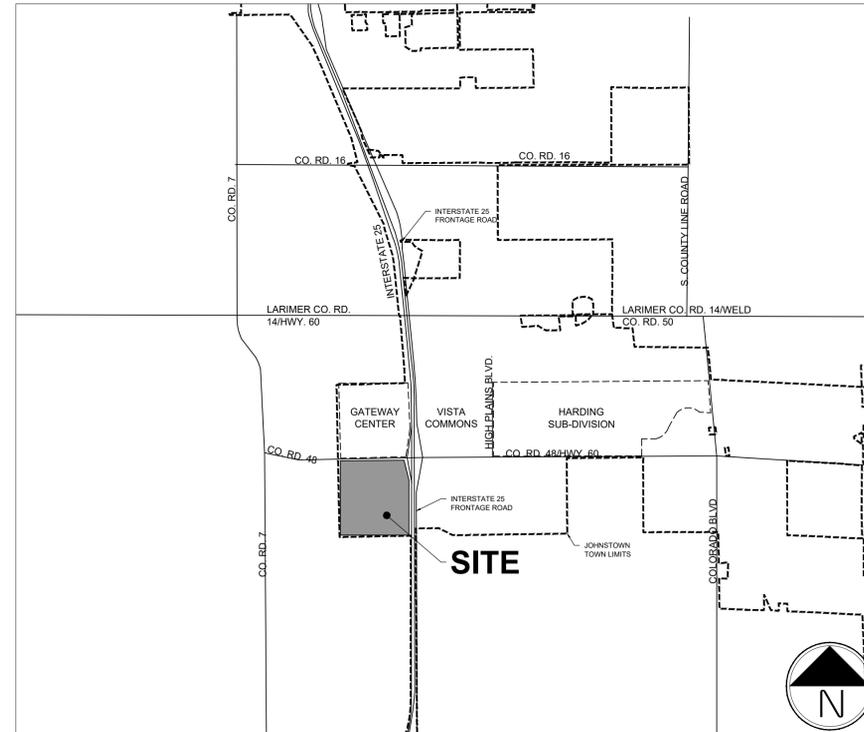
- A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- B. ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- C. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER-FORMULATED DESIGN STANDARDS MUST RECEIVE TOWN APPROVAL PRIOR TO IMPLEMENTATION.
- D. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED IN WRITING BY PLANNING AND DEVELOPMENT DIRECTOR TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT, AS USES THAT ARE ALLOWED.
- E. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE IN ACCORDANCE WITH THE APPLICABLE FINAL DRAINAGE REPORTS AND PLANS.

## DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, AVAILABILITY OF UTILITY SERVICE, AND MARKET CONDITIONS. THE PROJECT WILL BE BUILT IN MULTIPLE PHASES, AS CONDITIONS DICTATE.

## RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.



VICINITY MAP

1"=3000'



EXISTING ZONING

1"=500'

## APPROVALS

### TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS WELTY RIDGE ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER \_\_\_\_\_, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

## SHEET INDEX

- 1 COVER
- 2 LAND USE PLAN
- 3-4 LAND USE MATRIX
- 5 CIRCULATION PLAN
- 6 STREET SECTIONS
- 7 TRAILS & OPEN SPACE PLAN
- 8 CONCEPTUAL UTILITY PLAN
- 9 CONCEPTUAL GRADING PLAN
- 10 DEVELOPMENT STANDARDS
- 11-12 DESIGN GUIDELINES

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**WELTY RIDGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 COVER

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
1 OF 12

11/02/2020 10:17 AM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELTY RIDGE\SUBMITTALS\WELTY RIDGE\ODP-COVER.DWG

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

## A. INTRODUCTION

THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR DEVELOPMENT WITHIN THE WELTY RIDGE PUD. DUE TO THE SIZE OF LAND AREA CONTAINED WITHIN THIS PUD AND THE CORRESPONDING LONG TERM BUILD OUT THAT IS ANTICIPATED, A RATHER BROAD RANGE OF DENSITIES AND/OR SQUARE FOOTAGES HAVE BEEN PROPOSED FOR EACH LAND USE PARCEL. THESE RANGES WILL ALLOW A VARIETY OF COMMERCIAL, LIGHT INDUSTRIAL, AND HOUSING PRODUCTS. IN ADDITION TO PROMOTING LAND USE AND DENSITY FLEXIBILITY, RANGES WILL ACCOMMODATE HOUSING PRODUCT, LAND PLANNING, MARKET AND TECHNOLOGICAL CHANGES INTO THE FUTURE. REFER TO THE PLANNING AREA SUMMARY FOR SPECIFIC DENSITIES AND SQUARE FOOTAGES.

## B. DENSITY RANGES

RESIDENTIAL DENSITY RANGES ARE SPECIFIED WITHIN EACH ZONE AS LABELED ON THE LAND USE PLAN (REFER TO THE PLANNING AREA SUMMARY WITHIN THIS DOCUMENT FOR DENSITY RANGES). THE FINAL AVERAGE DENSITY OF A DEVELOPMENT PARCEL MUST BE WITHIN 10% THE SPECIFIED DENSITY RANGE INDICATED FOR THAT PLANNING AREA. THE FINAL AVERAGE DENSITY OF A PLANNING AREA SHALL BE BASED ON ALL RESIDENTIAL UNITS APPROVED THROUGH THE FINAL PLAT PROCESS WITHIN THE PLANNING AREA, WHETHER APPROVED AS A SINGLE PLAT OR AS MULTIPLE PLATS.

## C. MAXIMUM RESIDENTIAL UNITS PER AREA

TRANSFER(S) OF RESIDENTIAL UNITS FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF UNITS MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX UNITS PER AREA) MAY BE PERMITTED BY THE DEVELOPER WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE TOTAL RESIDENTIAL UNITS WITHIN THIS PUD EXCEED 850 WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

## D. RESIDENTIAL UNITS TRANSFERS

ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

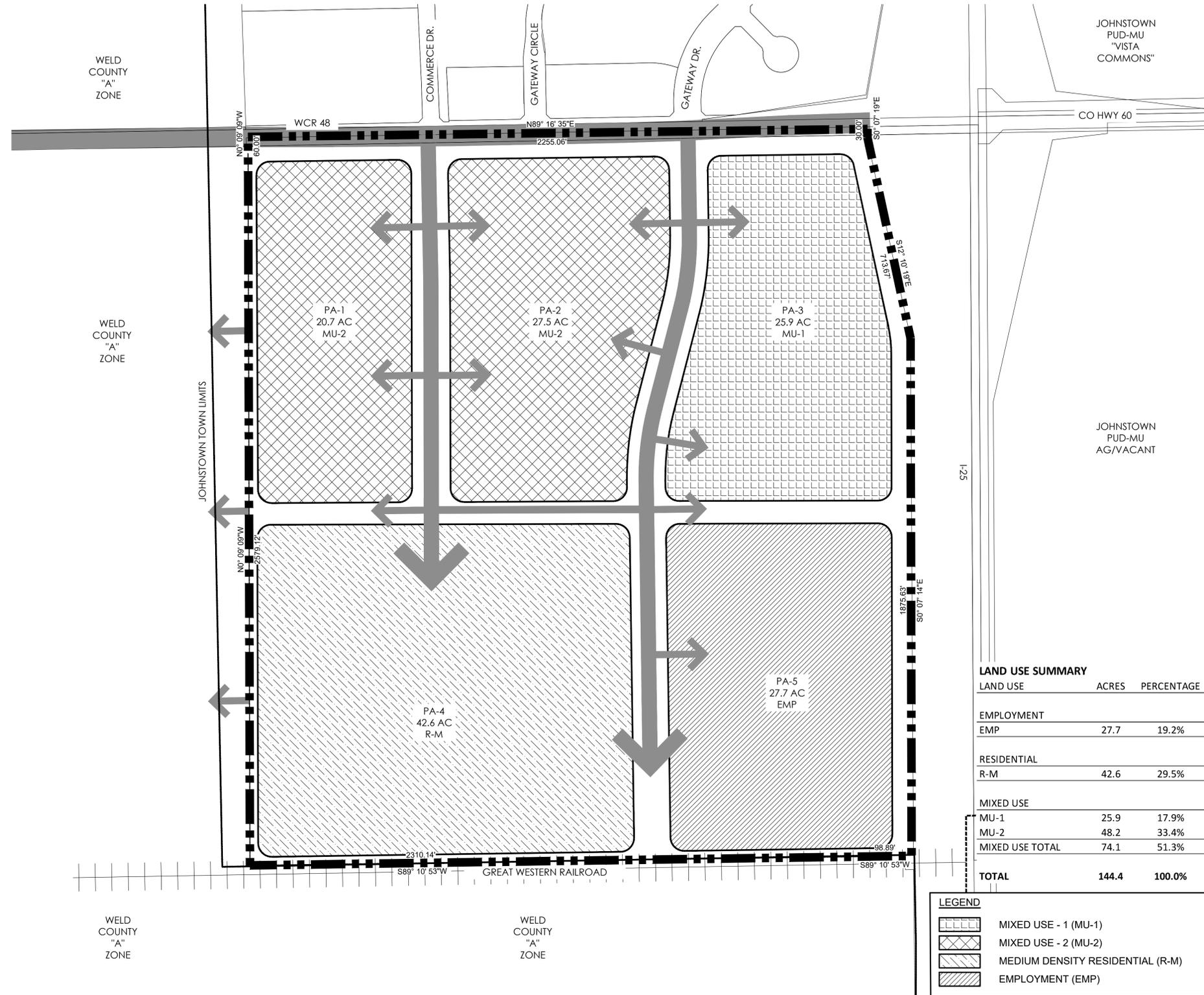
## E. PLANNING AREA BOUNDARIES

PLANNING AREA ACREAGES AND BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING AREA ACREAGES MAY CHANGE UP TO 30% WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE MAX SQ. FT./AREA OR MAX UNITS/AREA SHOWN IN THE PLANNING AREA SUMMARY.

IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 6) ARE SUBJECT TO CHANGE.

## F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

TRANSFER(S) OF COMMERCIAL SQUARE FOOTAGE FROM PLANNING AREA TO PLANNING AREA (TRANSFER OF SQUARE FOOTAGE MAY NOT EXCEED 30% OF THE RECIPIENT PLANNING AREA MAX SQ. FT. PER AREA) MAY BE PERMITTED WITH APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR. SQUARE FOOTAGE TRANSFERS SHALL BE TRACKED BY THE DEVELOPER AND PROVIDED TO THE PLANNING AND DEVELOPMENT DIRECTOR WITH EACH SUCH TRANSFER AT THE FINAL PLAT STAGE OF THE SUBDIVISION PROCESS. HOWEVER, AT NO TIME SHALL THE OVERALL PUD COMMERCIAL SQUARE FOOTAGE EXCEED 700,000 SQUARE FEET WITHOUT AN AMENDMENT TO THE ODP, APPROVED BY TOWN COUNCIL.

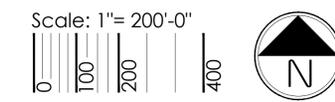


LAND USE SUMMARY		
LAND USE	ACRES	PERCENTAGE
<b>EMPLOYMENT</b>		
EMP	27.7	19.2%
<b>RESIDENTIAL</b>		
R-M	42.6	29.5%
<b>MIXED USE</b>		
MU-1	25.9	17.9%
MU-2	48.2	33.4%
<b>MIXED USE TOTAL</b>	<b>74.1</b>	<b>51.3%</b>
<b>TOTAL</b>	<b>144.4</b>	<b>100.0%</b>

LEGEND	
	MIXED USE - 1 (MU-1)
	MIXED USE - 2 (MU-2)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	EMPLOYMENT (EMP)

PLANNING AREA SUMMARY						
PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL		RESIDENTIAL	
			MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	20.7	270508.00	3	15	311
PA-2	MIXED USE-2	27.5	359370.00	3	15	413
PA-3	MIXED USE-1	25.9	338461.00			
PA-4	MEDIUM DENSITY RESIDENTIAL	42.6		3	6	256
PA-5	EMPLOYMENT	27.7	361984.00			

PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
<b>TOTAL</b>				



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ED

PLATTE  
LAND & WATER, LLC

CORE  
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

WELTY RIDGE  
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN  
LAND USE PLAN

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

SHEET  
2 OF 12

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



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**WELTY RIDGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
LAND USE MATRIX

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M
<b>AGRICULTURAL USES</b>					
Agriculture or Ranch Use	Agriculture	X	X	X	X
	Community Gardens	X	X	X	X
Accessory Structures	Accessory Structures for Agriculture/ Ranching Operations	X	X	X	X
Animals / Livestock	Farm or Ranch Animal Center*	C	-	C	-
	Rodeos*	-	-	C	-
	Commercial Stables*	-	-	C	-
	Private Stables*	-	-	C	-
Horticulture and Nurseries	Outdoor Nursery / Tree Production	C	-	X	-
	Greenhouse/nursery/tree production	C	-	X	-
Markets	Farmers Markets	X	X	X	C
<b>COMMERCIAL USES</b>					
Animal Services	Animal boarding (indoor) and training**	C	C	C	C
	Veterinary offices or clinics	X	X	X	-
Vehicle Parking	Vehicle parking lot	A	A	C	A
	Private park & ride lot, car pool lot or equivalent	X	X	X	-
Building Materials & Services (Retail)	Landscape equipment, hardscape materials (with outdoor storage)	C	-	C	-
Eating and Drinking Establishments	Bar, Tavern/Pub, Beer Tasting/Tap Room	X	X	X	-
	Catering services	X	X	X	-
	Restaurant with or without drive-thru / up	X	X	X	-
Office	Business or professional office (including medical / dental office / clinics)	X	X	X	-
	Call Centers	X	-	X	-
	Courier services	X	X	X	-
	Home Occupations	X	X	-	A
	Temporary Construction offices	X	X	X	X
	Temporary Sales Offices	X	X	X	X
Personal Services	Instructional services, studios, photography, salons/spas	X	X	X	-

\*ANIMAL/LIVESTOCK USES ARE CONDITIONAL USES IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT ARE PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.  
\*\*ANIMAL BOARDING AND TRAINING IS A CONDITIONAL USE IF WITHIN 250 FEET OF A RESIDENTIAL USE, BUT IS A PERMITTED USE-BY-RIGHT OUTSIDE OF THE 250 FOOT LIMIT FROM RESIDENTIAL USES.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M
<b>COMMERCIAL USES</b>					
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-
	Entertainment - Indoor	X	X	X	-
	Entertainment - Outdoor	X	X	X	-
	Movie theaters or Drive-in Theater	C	-	X	-
	Health clubs	X	X	X	-
	Parks and dog parks	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C
	Community / Neighborhood Recreation Center	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-
	Ground floor retail with office or residential on upper levels	X	X	-	-
	Retail	X	X	X	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-
Vehicle / Equipment Sales and Services	Vehicle rentals with lot	C	-	C	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-
	Car Wash	X	X	X	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals	C	-	C	-
	Major vehicle/equipment repair with outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	C	-
	Major vehicle/equipment repair without outdoor storage (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers)	C	-	C	-
Visitor Accommodations	Automotive service stations	X	X	X	-
	Hotel or motel lodging establishments	X	X	X	-
	Overnight Campground with RV parking	C	-	C	-

**DEFINITIONS:**

1. LIGHT INDUSTRIAL - LABOR-INTENSIVE OPERATIONS THAT TYPICALLY PRODUCE PRODUCTS THAT ARE TARGETED TOWARD END CONSUMERS RATHER THAN OTHER BUSINESSES (I.E. CONSUMER ELECTRONICS, CLOTHING MANUFACTURING, ETC.)
2. CLUSTER HOMES - ANY RESIDENTIAL GROUPING OF AT LEAST TWO HOMES WHICH ACCESS OFF A COMMON/SHARED DRIVE OR ALLEY.
3. MOTOR COURT - A TYPE OF CLUSTER HOME WITH A SHARED DRIVEWAY IN WHICH SOME OR ALL FRONT DOORS ACCESS OFF SHARED DRIVEWAY.
4. GREEN COURT - A TYPE OF CLUSTER HOME WITH SHARED DRIVEWAY AND COMMON OPEN AREA.
5. OPEN AREA - A PRIVATELY OR PUBLICLY OWNED AND MAINTAINED LAND AREA OR BODY OF WATER OR BOTH WITHIN A DEVELOPMENT UPON WHICH THERE ARE NO STRUCTURES, PARKING AREAS, OR DRIVEWAYS. OPEN AREA MAY BE A LANDSCAPED AREA, PLAZA, RECREATIONAL AREA, SIDEWALKS, OR SUCH OTHER AREAS. LANDSCAPE AND WALKS LOCATED IN RIGHT-OF-WAY CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
6. USABLE OPEN AREA - A PARCEL OF LAND OWNED AND MAINTAINED BY A TOWN, METRO DISTRICT, OR HOME OWNERS' ASSOCIATION WHICH MEETS THE CRITERIA OF OPEN AREA AND IS PROGRAMMED AS AN ACTIVE OR PASSIVE AREA IN WHICH RESIDENTS CAN UTILIZE THE SPACE FOR, BUT IS NOT LIMITED TO, SEATING, SPORTS, PARKS, TRAILS, OR GARDENS.
7. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF BOTH A COMMERCIAL/OFFICE AND A RESIDENTIAL (PRIMARY DWELLING) COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
MIXED USE 1 (MU-1)	
MIXED USE 2 (MU-2)	
MEDIUM DENSITY RESIDENTIAL (R-M)	
EMPLOYMENT (EMP)	

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

**EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



#	REVISION DESCRIPTION	DATE	BY
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LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M
<b>INDUSTRIAL USES</b>					
Auction House or Yard	Auction house (indoor)	X	-	X	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	C	-
	Contractor's shop without outdoor storage	X	-	X	-
	Special Trade contractors without outdoor storage	X	-	X	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses)****	C	-	C	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-
	Produce storage and warehousing	-	-	X	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-
	Warehousing without retail sales	-	-	X	-

\*\*\*\*OUTDOOR STORAGE, AS A PRIMARY USE, MUST BE SETBACK A MINIMUM OF 300 FEET FROM ANY ARTERIAL OR INTERSTATE RIGHT-OF-WAY. THE ENHANCED SETBACKS DO NOT APPLY TO OUTDOOR STORAGE THAT IS CONSIDERED ACCESSORY TO A PRIMARY BUSINESS.

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	MU-1	MU-2	EMP	R-M
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC USES</b>					
Ambulance Service	Garage and office for ambulance service	X	X	X	-
Clubs and Lodges	Private lodge or club (excluding guns)	X	X	X	-
Event/Conference Centers	Event and conference center less than 15,000 sq. ft.	X	X	-	-
	Event and conference center greater than 15,000 sq. ft.	X	-	X	-
Day Care Facilities, Adult or Child	Child or adult day care center	X	X	X	X
Fire	Fire Stations	X	X	X	X
Hospitals	Hospital	X	-	X	-
	Urgent care clinics	X	X	X	-
	Outpatient surgical centers	X	-	X	-
Religious Institutions	Church or religious institution	X	X	X	X
Educational Facilities	Public Schools	X	X	X	X
	Community College and similar trade schools	X	X	X	-
	Commercial schools	X	X	X	-
Transportation Facilities	Transportation Terminals / Parking (Indoor)	X	-	X	-
	Transportation Terminals / Parking (Outdoor)	C	-	C	-
Utilities	Electrical Substations	X	X	X	X
	Public Utility Office	X	X	X	-
	Solar Fields	X	-	X	-
	Water Treatment / Storage	X	X	X	X
	Water Storage (Reservoirs)	X	X	X	X
	Water Wells	X	X	X	X
	Water Storage Tanks	X	X	X	X
	Small Wind Energy Conversion Systems (Less than 100Kw)	X	X	X	-
<b>RESIDENTIAL USES</b>		<b>MU-1</b>	<b>MU-2</b>	<b>EMP</b>	<b>R-M</b>
Single Family Attached	Townhomes & Duplex (Up to 8 Connected Units)	-	X	-	X
Single Family Detached	Single Family Detached Homes	-	X***	-	X
Cluster Homes	Cluster Homes	-	X	-	X
Multi - Family	Multi-family including rental and for sale units	X	X	-	-
	Live / Work Units	X	X	-	-
Senior Housing	Assisted Living Facilities	X	X	-	X
	Independent/Limited Care Facilities	X	X	-	X
Accessory Structures	Detached Garage	A	A	-	A
	Carport	-	-	-	-
	Storage Shed	A	A	-	A

\*\*\*SINGLE FAMILY DETACHED HOMES ARE NOT PERMITTED WITHIN 300 FEET OF AN ARTERIAL ROAD.

LEGEND	
X	PRINCIPAL PERMITTED USE
A	ACCESSORY USE
-	EXCLUDED USE
C	CONDITIONAL USE
LAND USE	
	MIXED USE 1 (MU-1)
	MIXED USE 2 (MU-2)
	MEDIUM DENSITY RESIDENTIAL (R-M)
	EMPLOYMENT (EMP)

**MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

**MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.

**MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

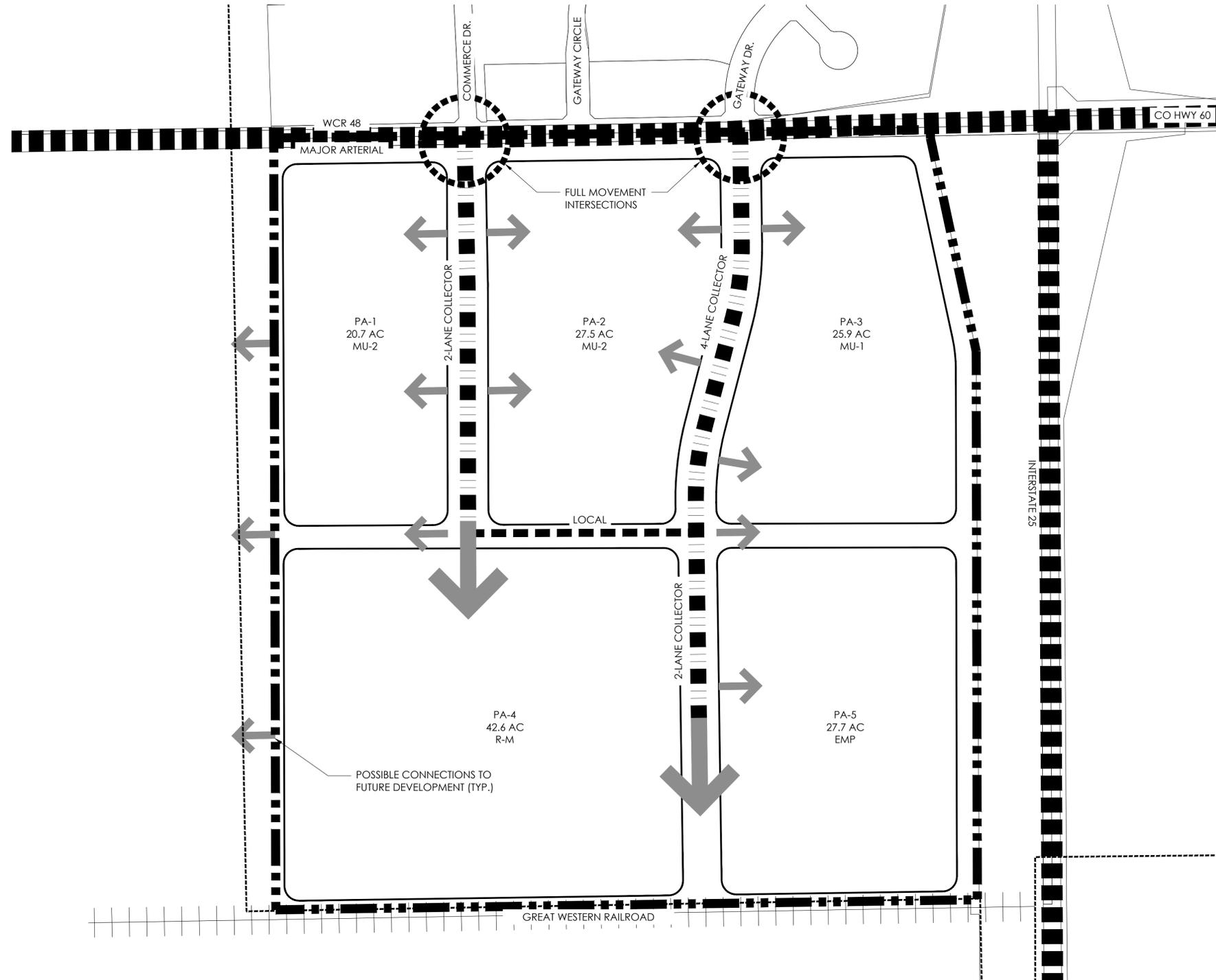
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**WELTY RIDGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 LAND USE MATRIX

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



## CIRCULATION PLAN

**LEGEND**

- COLLECTOR (2-LANE & 4-LANE)
- MAJOR ARTERIAL/HIGHWAY
- LOCAL
- PROPOSED\* FULL MOVEMENT INTERSECTION
- POTENTIAL ACCESS

\*DEPENDENT ON TRAFFIC IMPACT STUDY AT TIME OF INDIVIDUAL DEVELOPMENT APPROVALS

Scale: 1"= 200'-0"



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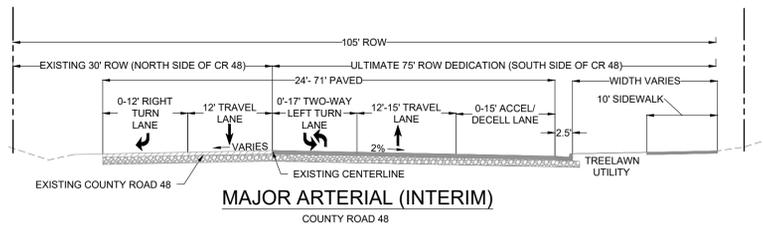
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**WELTY RIDGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
CIRCULATION PLAN

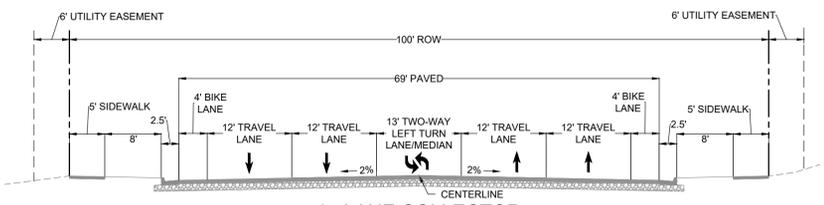
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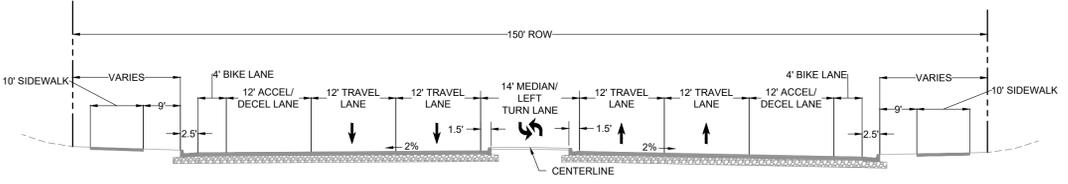
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



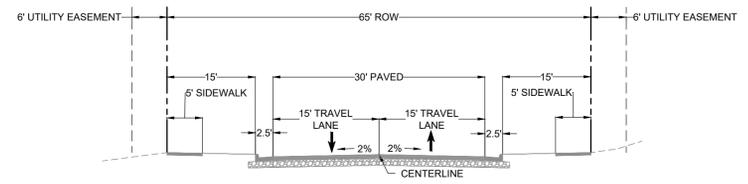
**MAJOR ARTERIAL (INTERIM)**  
COUNTY ROAD 48



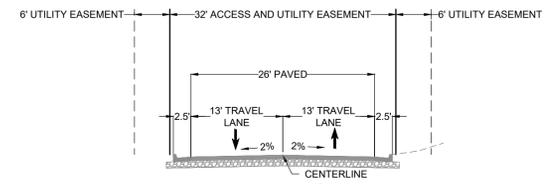
**4 - LANE COLLECTOR**



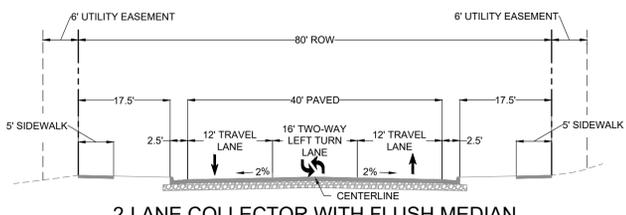
**FUTURE MAJOR ARTERIAL (ULTIMATE)**  
COUNTY ROAD 48



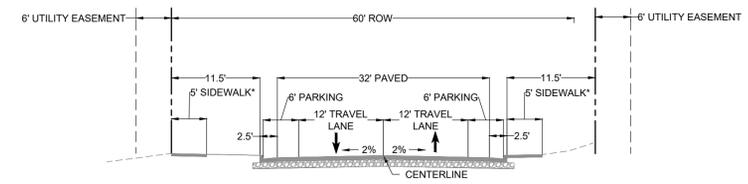
**NON-RESIDENTIAL LOCAL STREET**



**PRIVATE ROAD**



**2-LANE COLLECTOR WITH FLUSH MEDIAN**



**RESIDENTIAL LOCAL STREET**  
\* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER

## CONCEPTUAL STREET SECTIONS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**WELTY RIDGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
CONCEPTUAL STREET SECTIONS

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

11/02/2020 10:12 AM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELTY\CD\SUBMITTALS\WELTY GDP\WELTY GDP-CIRCULATION PLAN.DWG

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

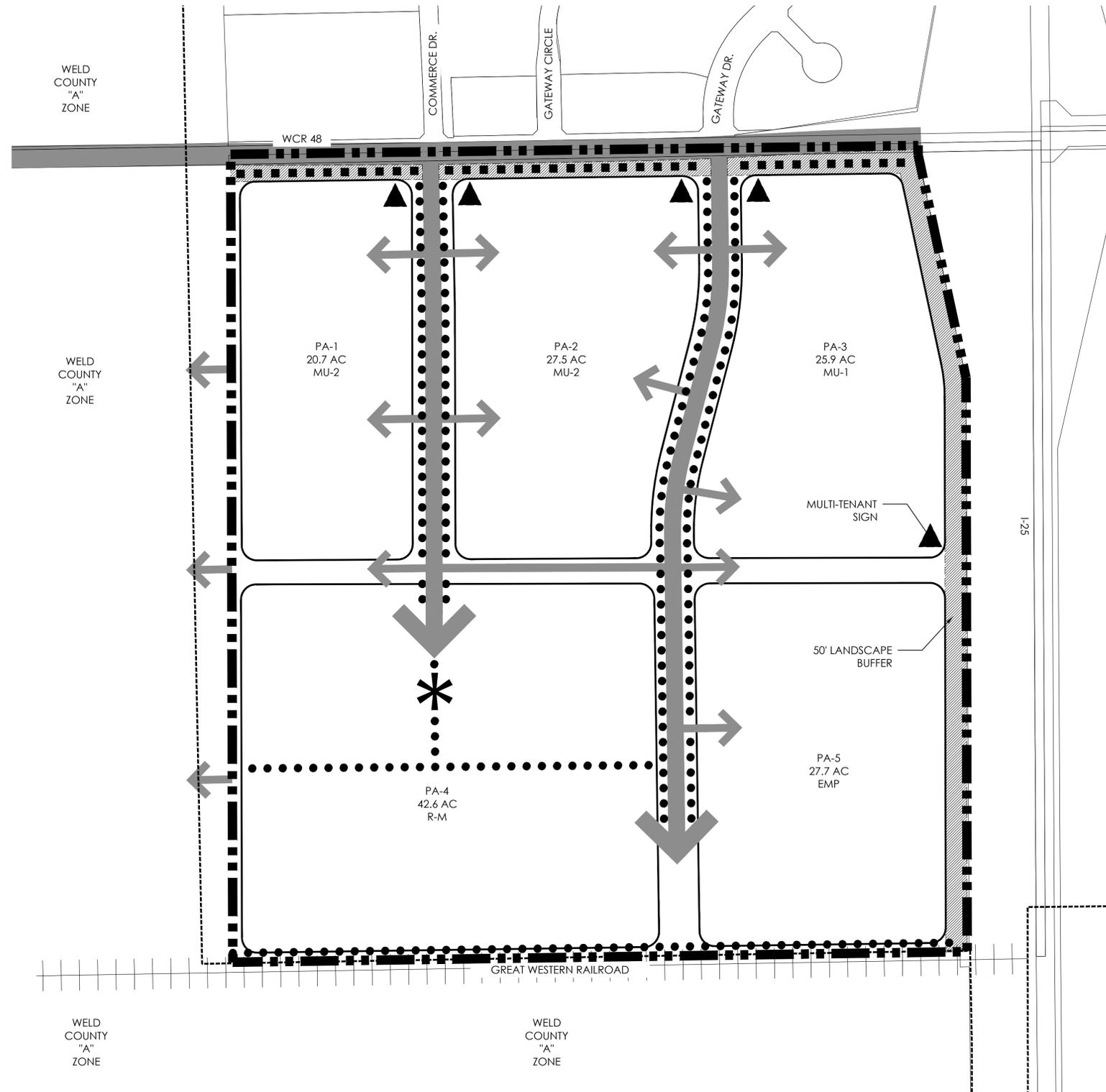
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

## OPEN AREA

- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- C. SINGLE FAMILY DETACHED OR ATTACHED RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM 15% OPEN AREA.
- D. MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL REQUIRE A MINIMUM OF 30% OPEN AREA.
- E. COMMERCIAL AND LIGHT INDUSTRIAL DEVELOPMENT WILL REQUIRE A MINIMUM 20% OPEN AREA.
- F. OPEN AREA REQUIREMENTS WILL BE CALCULATED ON A NET BASIS EXCLUDING PUBLIC RIGHT OF WAY.
- G. LANDSCAPE BUFFERS AND DETENTION PONDS CAN COUNT TOWARDS OPEN AREA REQUIREMENT. OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING A LARGER AND MORE FUNCTIONAL OPEN AREA) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPER DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN THAT IS CONTRIBUTING TO THAT OPEN AREA.
- H. OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT CAN NOT BE COUNTED TOWARDS OPEN AREA REQUIREMENT.
- I. USABLE OPEN AREA CAN COUNT TOWARDS OPEN AREA REQUIREMENT.

## USABLE OPEN AREA

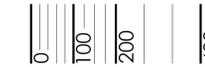
- A. WELTY RIDGE REQUIRES A 10% USABLE OPEN AREA FOR RESIDENTIAL AREAS. FOR PURPOSES OF THIS PUD, THE 10% USABLE OPEN AREA SHALL BE CALCULATED FROM THE TOTAL AREA OF ALL RESIDENTIAL LOTS AND ADJACENT LOCAL ROADWAYS THAT SERVE AS DIRECT ACCESS TO THE RESIDENTIAL LOTS.
- B. USABLE OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL DEDICATED OPEN SPACE REQUIREMENTS PER THE JOHNSTOWN CODE.
- C. USABLE OPEN AREA MAY BE CUMULATIVELY GATHERED INTO LARGER PARCELS (FOR THE PURPOSES OF DEVELOPING AT LARGER AND MORE FUNCTIONAL PARK OR SIMILAR USES) AT THE DISCRETION OF THE DEVELOPER AND WITH THE APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR. THE LOCATION(S) OF THE CUMULATIVELY GATHERED USEABLE OPEN AREA SHALL BE DESIGNATED AT THE TIME OF EACH FINAL PLAT THAT IS CONTRIBUTING TO THAT AREA.
- D. A MINIMUM OF 1 ACRE OF PARK PER 250 RESIDENTIAL UNITS IS REQUIRED.
- E. USABLE OPEN AREA MAY OWNED BY THE TOWN, METRO DISTRICT, OR HOA. OWNERSHIP TO BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLANS
- F. WHERE PRACTICAL USABLE OPEN AREA SHOULD BE CONTIGUOUS.
- G. DETENTION PONDS CAN COUNT TOWARDS USABLE OPEN AREA REQUIREMENTS AS LONG AS THEY MEET THE DEFINITION OF USABLE OPEN AREA PROVIDED IN THIS DOCUMENT. NOT MORE THAN 5% OF THE USABLE OPEN AREA REQUIREMENT CAN BE MET WITH DETENTION PONDS.



LEGEND	
.....	5' PEDESTRIAN WALK
.....	10' PEDESTRIAN WALK
*	PARK
▲	PRIMARY MONUMENTATION
▨	LANDSCAPE BUFFER

## TRAILS & OPEN SPACE PLAN

Scale: 1" = 200'-0"



11/02/2020 10:12 AM, P:\PLATELAND & WATER\GREAT PLAINS - WELTY\GDD\SUBMITTALS\WELTY\_GDD\WELTY-GDD-TRAILS-AND-OPEN-SPACE.DWG.



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3	3RD SUBMITTAL	11-15-19	JM

**WELTY RIDGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
TRAILS & OPEN SPACE PLAN

DESIGNED BY: JM  
DRAWN BY: KB  
CHECKED BY: JM

SHEET  
7 OF 12

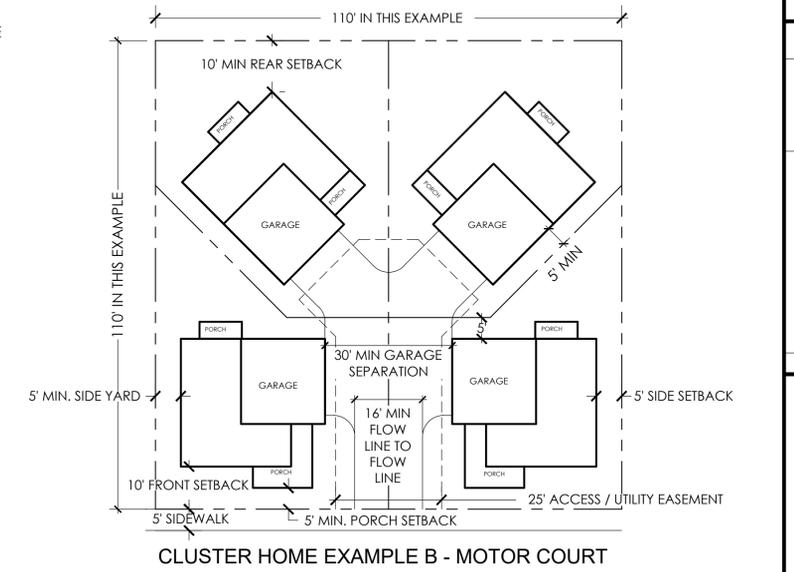
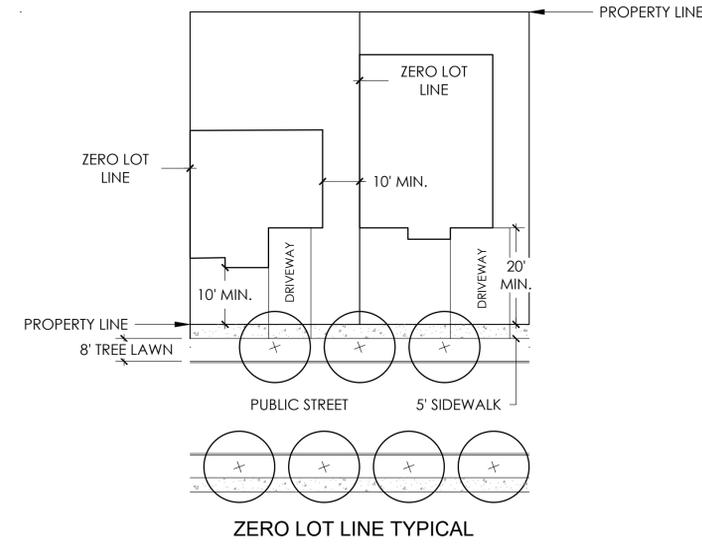
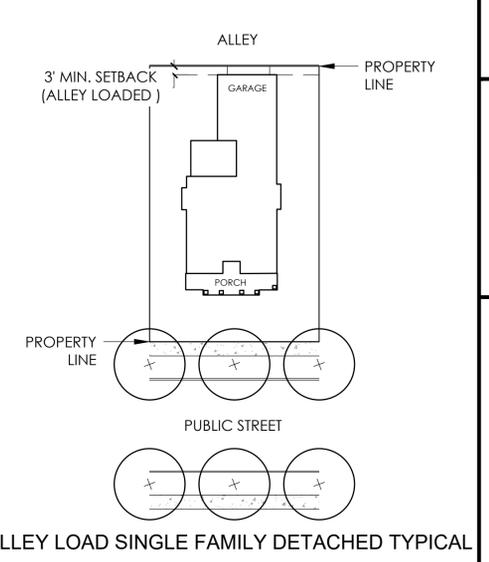
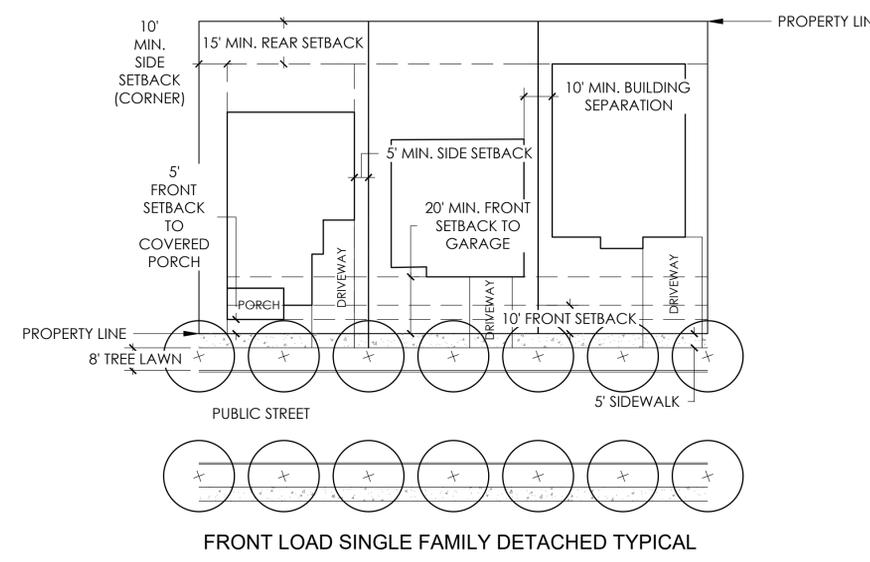
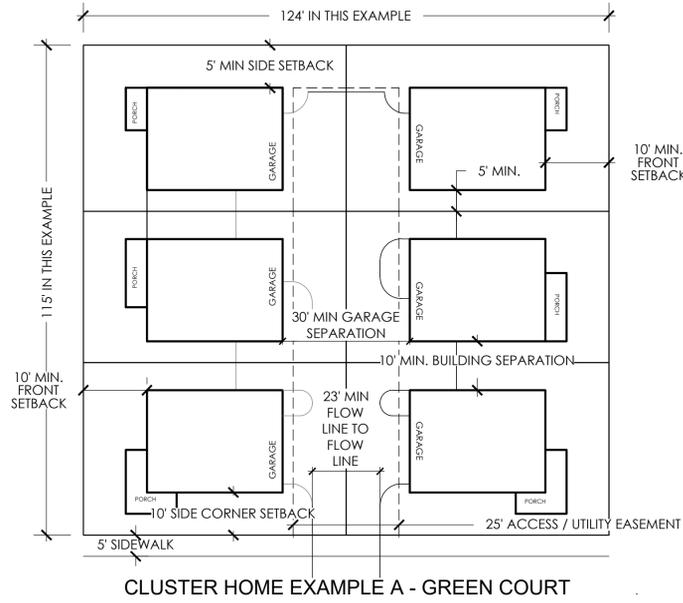
# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

#	REVISION DESCRIPTION	DATE	BY
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## DEVELOPMENT STANDARDS

- ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCR OACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT REVIEW AND APPROVAL. OTHER SUBSURFACE ARCHITECTURAL ELEMENTS INCLUDING STRUCTURAL ELEMENTS OF THE BUILDING FOUNDATION MAY ENCR OACH INTO BUILDING SEPARATIONS OR SETBACKS PROVIDED THAT SUCH ELEMENTS REMAIN ENTIRELY WITHIN THE LOT UPON WHICH THEY ORIGINATED. FOUNDATION WALLS ARE NOT PERMITTED WITHIN ANY SETBACKS. UNENCLOSED DECKS MAY ENCR OACH INTO REAR SETBACKS BUT SHALL BE LOCATED NO CLOSER THAN 10' (TEN FEET) FROM THE REAR PROPERTY LINE BUT SHALL NOT ENCR OACH INTO A UTILITY EASEMENT. DECKS SHALL NOT ENCR OACH INTO SIDE SETBACK.
- A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDEWAY EASEMENTS ARE EXECUTED SUBJECT TO I.B.C. REQUIREMENTS.
- SETBACK MEANS THE HORIZONTAL DISTANCE BETWEEN ANY STRUCTURE AND THE ESTABLISHED STREET RIGHT-OF-WAY LINE OR PROPERTY LINE.
- SINGLE FAMILY DETACHED (SFD) AND SINGLE FAMILY ATTACHED (SFA) FRONT LOADED GARAGES REQUIRE A MINIMUM 18' DRIVEWAY FROM THE GARAGE FACE TO THE BACK OF WALK.
- ANY LAND USE OF A LOWER DENSITY MAY BE DEVELOPED WITHIN A HIGHER DENSITY PARCEL AS LONG AS IT FOLLOWS STANDARDS OF THE LOWER DENSITY LISTED IN THE TABLES.
- ALLEY LOADED SINGLE FAMILY RESIDENTIAL MAY FRONT ON AN ARTERIAL STREET WITH APPROVAL OF THE PLANNING AND DEVELOPMENT DIRECTOR.



LAND USE DEVELOPMENT STANDARDS MATRIX			
<b>RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX</b>			
<b>SINGLE FAMILY DETACHED (SFD)</b>			
STANDARDS	R-M	MU-2	
MINIMUM LOT SIZE	3,200	3,200	
MINIMUM CLUSTER LOT SIZE	2,000	2,000	
PARKING REQUIREMENT	CODE	CODE	
MAXIMUM HEIGHT	35'	35'	
PRINCIPAL USE	R-M	MU-2	
FRONT SETBACK TO BUILDING	10'	10'	
FRONT SETBACK TO COVERED PORCH	5'	5'	
FRONT SETBACK TO GARAGE	20'	18'	
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'	
SIDE SETBACK MINIMUM	0'	0'	
*BUILDING SEPARATION	10'	10'	
REAR SETBACK - FRONT LOAD	15'	15'	
REAR SETBACK - CLUSTER	10'	5'	
REAR SETBACK - ALLEY LOAD	3'	3'	
SIDE (CORNER) SETBACK	10'	10'	
ACCESSORY USE	R-M	MU-2	
MAXIMUM HEIGHT	15'	15'	
FRONT SETBACK	20'	20'	
SIDE SETBACK	3'*	0'	
REAR SETBACK	5'	0'	
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'	
SIDE (CORNER) SETBACK	15'	5'	

LAND USE DEVELOPMENT STANDARDS MATRIX				
<b>RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX</b>				
<b>MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL</b>				
STANDARDS	R-M	MU-2	MU-1	
MINIMUM LOT SIZE	1200	1200	1200	
MAXIMUM HEIGHT	35'	50'	50'	
PRINCIPAL USE	R-M	MU-2	MU-1	
FRONT SETBACK TO BUILDING FACE	15'	5'	5'	
FRONT SETBACK TO COVERED PORCH	10'	0'	0'	
SIDE SETBACK MINIMUM	0'	0'	0'	
SIDE SETBACK WITH EASEMENT	15'	10'	10'	
*BUILDING SEPARATION	10'	10'	10'	
REAR SETBACK	15'	10'	10'	
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*	
SIDE (CORNER) SETBACK	15'	5'	5'	
ACCESSORY USE	R-M	MU-2	MU-1	
MAXIMUM HEIGHT	15'	15'	15'	
FRONT SETBACK	20'	20'	20'	
SIDE SETBACK	5'	5'	5'	
REAR SETBACK - NON GARAGE	10'	10'	10'	
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*	
SIDE (CORNER) SETBACK	15'	0'	0'	

LAND USE DEVELOPMENT STANDARDS MATRIX				
<b>NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX</b>				
STANDARDS	MU-1	MU-2	EMP	
MINIMUM LOT SIZE	0.5 AC	0.5 AC	0.5 AC	
MAXIMUM LOT COVERAGE	60%	60%	60%	
PRINCIPAL USE				
HEIGHT	75'	50'	75'	
SETBACK FROM ARTERIAL	25'	25'	30'	
SETBACK FROM COLLECTOR ROAD	10'	10'	15'	
SETBACK FROM LOCAL ROAD	10'	10'	20'	
SETBACK FROM PARKING	10'	10'	10'	
*BUILDING SEPARATION	0'	0'	20'	
BUILDING SETBACK FROM SFD STRUCTURE	20'	20'	50'	
BUILDING SETBACK FROM SFA STRUCTURE	20'	20'	50'	
SETBACK FROM MULTI-FAMILY (SEPARATE BUILDINGS)	0'	0'	20'	
ACCESSORY USE				
HEIGHT	35'	35'	35'	
STRUCTURE SETBACK FROM ARTERIAL	30'	30'	30'	
PARKING SETBACK FROM ARTERIAL	15'	15'	15'	
SETBACK FROM LOCAL ROAD	10'	10'	15'	
SETBACK FROM PARKING	10'	10'	10'	
SETBACK FROM PROPERTY LINE	5'	5'	5'	

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)

\* OR AS REQUIRED BY CURRENT FIRE CODE / INTERNATIONAL BUILDING CODE (I.B.C.)  
\*\* ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

## DESIGN GUIDELINES

### PART 1 - INTRODUCTION

#### 1.1 STATEMENT OF INTENT

WELTY RIDGE IS A +/- 145 ACRE MASTER-PLANNED COMMUNITY LOCATED WEST OF INTERSTATE 25 IN THE SOUTHWEST CORNER OF THE I-25 & WCR48/SH-60. THIS MIXED USE PROJECT INCLUDES PARCELS DESIGNATED FOR MULTIPLE TYPES OF RESIDENTIAL, RETAIL, COMMERCIAL, LIGHT INDUSTRIAL AND OFFICE USES. THE OVERALL CHARACTER OF WELTY RIDGE MUST BE EVIDENT AND MAINTAINED TO ENSURE THE QUALITY AND COHESIVENESS DESIRED IN THIS EMERGING PART OF NORTHERN COLORADO. THE GUIDELINES WILL SERVE AS A DESIGN CONCEPT FOR ULTIMATE DESIGN AND DEVELOPMENT. HIGH QUALITY DEVELOPMENT IS ENCOURAGED ALONG THE INTERSTATE 25 CORRIDOR IN GENERAL. WELTY RIDGE WILL BE VISIBLE FROM THE INTERSTATE, AND ITS DEVELOPMENT WILL FORM A FIRST IMPRESSION OF THE COMMUNITY.

THE DESIGN GUIDELINES SHALL BE UTILIZED BY RESIDENTS, DEVELOPERS, ARCHITECTS, ENGINEERS AND PLANNERS FOR DESIGN AND CONSTRUCTION DIRECTION WITHIN THIS PUD. ALL DEVELOPMENTS WITHIN WELTY RIDGE ARE SUBJECT TO THE DESIGN GUIDELINES CONTAINED HEREIN. IN CASES WHERE THIS DOCUMENT IS SILENT, THE TOWN OF JOHNSTOWN STANDARDS AND REGULATIONS SHALL APPLY.

### PART 2 - GENERAL DESIGN GUIDELINES

#### 2.1 APPLICABILITY

THIS SECTION APPLIES TO ALL DEVELOPMENT WITHIN WELTY RIDGE AND PROVIDES GENERAL STANDARDS UPON WHICH THE SUBSEQUENT SECTIONS WILL BUILD TO PROVIDE GREATER CLARITY FOR SPECIFIC LAND USES. ALL GOVERNING LOCAL CODES, REGULATIONS, AND STATUTES ENFORCED BY THE TOWN OF JOHNSTOWN WILL APPLY.

#### 2.2 LANDSCAPING

##### 2.2.1 LANDSCAPE DESIGN PRINCIPLES

ALL DEVELOPMENT SHALL DEMONSTRATE ADHERENCE TO THE FOLLOWING LANDSCAPE DESIGN PRINCIPLES:

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.
- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

##### 2.2.2 STREETScape DESIGN

WELTY RIDGE ENTRIES WILL CONTAIN BOTH SIGNAGE AND LANDSCAPING THAT TIE INTO THE OVERALL STREETScape DESIGN. THE LAND USE PLAN (SHEET 2) ILLUSTRATES THE MAJOR AND MINOR ENTRIES INTO THE SITE. IN ORDER TO CREATE AN APPROPRIATE LANDSCAPE CORRIDOR ALONG CR48, LARGE MASSES OF TREES AND SHRUBS ARE REQUIRED. THE RIGHT-OF-WAY (ROW) WILL BE PRIMARILY DROUGHT-TOLERANT TURF OR IRRIGATED NATIVE SEED. THIS TREATMENT WILL TRANSITION TO DRIFTS OF SHRUB/PERENNIAL BEDS AND TREE GROUPINGS THAT MEANDER FROM JUST INSIDE THE ROW TO THE EDGE OF LANDSCAPE BUFFERS AND BACK. THE GOAL IS TO AVOID A STRAIGHT-LINE TREATMENT AT THE EDGE OF THE ROW. WALKS WILL BE DETACHED AND MEANDER WITHIN THE ROW AND OUTSIDE OF THE ROW INTO THE LANDSCAPE BUFFER IF DESIRED. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE (SHEET 12, EXHIBIT A).

#### COLLECTOR & ARTERIAL STREETS:

PLANTING OF ARTERIAL AND COLLECTOR STREETS WILL BE TREATED IN A SIMILAR FASHION IN ORDER TO CREATE A UNIFIED AND SIGNIFICANT STREETScape IMAGE. THE STREETScape DESIGN SHALL EMPHASIZE XERISCAPE PRINCIPLES AND A UNIQUE LOOK THAT SETS WELTY RIDGE APART. TREES AND PERENNIALS SHALL BE PLANTED WITHIN THE PUBLIC ROW, WHILE SHRUBS MAY BE PLANTED OUTSIDE THE PUBLIC ROW. MEDIANS WILL BE PLANTED IN A SIMILAR FASHION OR WILL BE CONSTRUCTED OF COLORED & STAMPED CONCRETE.

#### ARTERIAL LANDSCAPE BUFFER:

A 30' AVERAGE LANDSCAPE BUFFER WILL BE PROVIDED ALONG WCR48 WITH A MINIMUM WIDTH OF 20'.

#### SIGHT DISTANCE LINES:

NO PLANTING OVER 30" IN HEIGHT SHALL OCCUR WITHIN A SIGHT DISTANCE LINES. REFER TO AASHTO REQUIREMENTS REGARDING SIGHT DISTANCE TRIANGLES.

#### 2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

THE DESIGN OF PARKS, OPEN AREA, DETENTION AND NATURAL AREAS SHALL MEET THE CRITERIA AS ESTABLISHED IN THE JOHNSTOWN/MILLIKEN PARKS, TRAILS, RECREATION AND OPEN SPACE PLAN. FINAL DEVELOPMENT PLANS MAY BE SUBMITTED IN STAGES BY PHASE. AS SUCH, THE OPEN AREA DESIGN, APPROVAL AND LANDSCAPE INSTALLATION WILL OCCUR AS THE LOTS DEVELOP.

#### 2.4 SITE SIGNAGE

##### 2.4.1 PURPOSE

THE OBJECTIVE OF THE WELTY RIDGE SIGNAGE PROGRAM IS TO HELP TO CREATE A UNIFIED IMAGE FOR THE COMMUNITY. ALL FREESTANDING SIGNAGE WITHIN THE DEVELOPMENT WILL BEAR THE STYLE AND LOGO OF WELTY RIDGE, HOWEVER INDIVIDUAL LOGOS AND GRAPHICS ARE ALLOWED ON THE SIGN FACE. FREESTANDING SIGNS LOCATED THROUGHOUT THE DEVELOPMENT ARE UNIFIED THROUGH THE USE OF SIMILAR GEOMETRY AND A REPETITION OF A COMMON MATERIALS PALETTE.

BUILDING MOUNTED SIGNS ARE REGULATED BY LIMITING SIZE. HOWEVER, TENANT LOGOS AND GRAPHICS ARE ALLOWED. THE SIGNAGE REQUIREMENTS ARE CONGRUENT WITH THE TOWN OF JOHNSTOWN SIGN CODE. ANY VARIATIONS ARE NOTED.

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

MULTI-TENANT FREESTANDING SIGNS ALONG CR48 WILL MEET THE TOWN CODE. IF A VARIATION FROM THE CODE IS REQUIRED A MASTER SIGNAGE PLAN WILL BE PROVIDED.

ONE MULTI-TENANT FREESTANDING SIGN SHALL BE ALLOWED ON I-25 WITH A MAXIMUM HEIGHT OF 45' (SHEET 12, EXHIBIT C). ANY VARIATION FROM THIS WILL REQUIRE A MASTER SIGNAGE PLAN.

#### 2.5 FENCING & WALLS

CHAIN LINK IS ONLY ACCEPTABLE IN THE "EMP" AREA BY INDUSTRIAL USES AND MUST BE VINYL COATED. CHAIN LINK IS NOT PERMITTED WITH ANY OTHER USE. OTHER FENCING MATERIALS SUCH AS SIMULATED WROUGHT IRON AND / OR CONCRETE OR MASONRY MAY BE REQUIRED DEPENDING UPON SCREENING NEEDS AND COMPATIBILITY WITH ADJACENT USES. NO WOOD RETAINING WALLS ARE ALLOWED (NONRESIDENTIAL ONLY). FENCING AND WALLS SHALL MATCH PRIMARY BUILDING ARCHITECTURE.

#### 2.6 DRIVE-THROUGH FACILITIES

DRIVE-THROUGH FACILITIES ARE A CONVENIENT SERVICE; HOWEVER, THEY CAN CREATE BARRIERS TO PEDESTRIAN MOVEMENT AND PRESENT AN UNATTRACTIVE APPEARANCE UNLESS THEY ARE THOUGHTFULLY DESIGNED AND LOCATED.

DRIVE THROUGH WINDOWS, MENU BOARDS AND STACKING AREAS SHALL BE SUBJECT TO THE SAME SETBACK AND SCREENING REQUIREMENTS AS PARKING LOTS.

### PART 3 - RESIDENTIAL DISTRICTS

THESE STANDARDS REPRESENT MINIMUM ARCHITECTURE AND DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICTS IN AN EFFORT TO CREATE A COHESIVE OVERALL WELTY RIDGE DEVELOPMENT ACROSS MULTIPLE BUILDERS AND PRODUCTS. ADDITIONAL ARCHITECTURAL STANDARDS MAY BE INCLUDED AS MORE DETAILED PRELIMINARY AND FINAL DEVELOPMENT PLANS ARE CREATED FOR EACH PLANNING AREA, PHASE, AND/OR RESIDENTIAL PRODUCT.

#### 3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

##### 3.1.1 APPLICABILITY

ALL SINGLE-FAMILY DETACHED AND ATTACHED DWELLINGS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THESE DEVELOPMENT STANDARDS, AS WELL AS APPLICABLE REQUIREMENTS OF THE ADOPTED BUILDING CODE REQUIREMENTS.

##### 3.1.2 EXTERIOR CHANGES

EXTERIOR MATERIAL CHANGES SHOULD OCCUR AT CHANGES IN THE PLANE OF THE BUILDING, NOT EXCLUSIVELY AT THE OUTSIDE CORNERS.

##### 3.1.3 GARAGES

ALL SINGLE FAMILY DETACHED HOMES SHALL INCLUDE A MINIMUM 2-CAR GARAGE, EITHER ATTACHED OR DETACHED, AS PART OF THE NEW CONSTRUCTION OR PLACEMENT.

##### 3.1.4 PRODUCT VARIATION

#### APPLICABILITY:

THE FOLLOWING HOUSING MODEL VARIETY STANDARDS SHALL APPLY TO ALL NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENTS. THESE STANDARDS ARE INTENDED TO PREVENT MONOTONOUS STREETScaPES AND OFFER CONSUMERS A WIDE CHOICE OF HOUSING STYLES.

EACH HOUSING MODEL SHALL PROVIDE AND EXHIBIT AT LEAST THREE FEATURES THAT CLEARLY AND OBVIOUSLY DISTINGUISH THEM FROM OTHER HOUSING MODELS. THESE FEATURES CAN INCLUDE ANY OF THE FOLLOWING:

- BUILDING MASS - BUILDING MASS IS CONSIDERED TO BE THE OUTLINE OF THE STRUCTURE. THIS IS DETERMINED BY THE HEIGHT, WIDTH, AND DEPTH OF THE STRUCTURE.
- BUILDING FORM - BUILDING FORM IS CONSIDERED TO BE THE STYLE OF THE HOME, INCLUDING RANCH, TRI-LEVEL OR TWO-STORY STRUCTURES.
- ROOF TYPE - ROOF TYPES CONSIST OF MANSARD, HIP, GAMBREL, GABLE, AND FRONT-TO-BACK (SHED STYLE). DIFFERENTIATION MAY ALSO BE ACHIEVED THROUGH THE USE OF ROOF DORMERS, GABLES, AND HIPS. FLAT OR A-FRAMES ROOFS SHOULD BE AVOIDED UNLESS APPROPRIATE TO THE ARCHITECTURAL STYLE.
- WINDOWS AND DOORS - THE VERTICAL OR HORIZONTAL VARIATION IN THE PLACEMENT OF AT LEAST TWO WINDOWS AND/OR DOORS ON THE FRONT FACADE ELEVATION OR WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT. THIS STANDARD ALSO APPLIES TO ANY ELEVATION FACING A STREET, OPEN SPACE OR PUBLIC / PRIVATE PARK.
- THE USE OF AT LEAST TWO DIFFERENT MATERIALS ON THE FRONT FACADE ELEVATION.
- GARAGES. VARIATION IN THE LOCATION AND/OR PROPORTION OF GARAGES AND GARAGE DOORS, SUCH AS ALLEY-LOADED GARAGES, SIDE-LOADED GARAGES, ETC. (2-CAR GARAGE VS. 3-CAR GARAGE OF THE SAME ELEVATION DO NOT MEET THE INTENT).
- VARIATIONS IN THE LOCATION, WIDTH, AND PROPORTION OF FRONT PORCHES (MIN. SIZE 6'x6").
- MINOR COSMETIC CHANGES SUCH AS DIFFERENT PAINT COLOR, REVERSING OR CREATING MIRRORRED IMAGES OF THE EXTERIOR ARCHITECTURAL ELEVATIONS, SHUTTERS, DECORATIVE BRACKETS, OR USING DIFFERENT BRICK OR STONE COLOR SHALL NOT MEET THE INTENT OF THIS SECTION.

THE SAME HOUSING MODEL WITH THE IDENTICAL STREET ELEVATION DESIGN (OR NEARLY IDENTICAL) SHALL NOT BE PLACED LESS THAN THREE AWAY OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. "ACROSS THE STREET" IS DEFINED AS LOTS THAT OVERLAP EACH OTHER WHEN THE SIDE LOT LINES ARE EXTENDED ACROSS THE STREET TO THE OPPOSITE LOT. THE SAME HOUSING MODEL USED AT THE END OF ONE BLOCK SHALL NOT BE REPEATED ON THE FIRST LOT OF THE NEIGHBORING BLOCK.

IDENTICAL OR NEARLY IDENTICAL STREET ELEVATION DESIGN MEANS LITTLE OR NO VARIATION IN THE ARTICULATION OF THE FAÇADE, HEIGHT OR WIDTH OF THE FAÇADE, PLACEMENT OF THE PRIMARY ENTRANCES, PORCHES, NUMBER AND PLACEMENT OF WINDOWS, AND OTHER MAJOR ARCHITECTURAL FEATURES.

#### 3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

##### 3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 12, EXHIBIT B).

##### 3.2.2 ACCESS

IF FOUR OR FEWER UNITS ACCESS FROM A SHARED DRIVE, THE MINIMUM DRIVE WIDTH IS 16 FEET (SEE CLUSTER HOME EXAMPLE B - MOTOR COURT ON SHEET 10). IF 5 OR MORE UNITS ACCESS OFF A COMMON DRIVE THE MINIMUM DRIVE WIDTH IS 23 FEET (SEE CLUSTER HOME EXAMPLE A - GREEN COURT ON SHEET 10).

GARAGES FACING ONTO SHARED DRIVES MUST HAVE A MINIMUM FACE TO FACE SEPARATION OF 30 FEET.

##### 3.1.3 FAÇADES

EXTERIOR FAÇADES SHALL COMPLY WITH THE CURRENT STANDARDS AND DESIGN GUIDELINES EXCEPT AS FOLLOWS:

IN ORDER TO BE CONSIDERED A DISTINCT ELEVATION, EACH ELEVATION SHALL INCORPORATE AT LEAST THREE OF THE FOLLOWING:

- PLACEMENT OF WINDOWS ON THE FRONT FAÇADE ELEVATION INCLUDE AT LEAST A TWO-FOOT VERTICAL OR HORIZONTAL VARIATION IN SIZE OR LOCATION.
- THE USE OF DIFFERENT MATERIALS OR VARIATIONS OF THE SAME MATERIAL ON THE FRONT FAÇADE ELEVATION.
- VARIATIONS IN FRONT PLANE.
- VARIATION IN ROOF TYPE, GABLE AND HIP.

NO MORE THAN TWO (2) OF THE SAME MODEL ELEVATIONS ARE PERMITTED WITHIN A MOTOR OR GREEN COURT. IF TWO MODEL ELEVATIONS ARE LOCATED WITHIN THE SAME MOTOR COURT THEY MUST USE DIFFERENT COLORS OR MATERIALS.

NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO UNITS LOCATED INTERIOR TO THE MOTOR COURT OR GREEN COURT.

ALL "STREET SIDE CLUSTER HOMES" SHALL MEET THE FOLLOWING:

- THE FRONT FAÇADE OF THE HOME INCORPORATES A COVERED PORCH.

#### 3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

##### 3.3.1 BUILDING DESIGN

THE ARCHITECTURAL DESIGN APPROACH SHALL EMPHASIZE COMPATIBILITY WITH EXISTING DEVELOPMENT AND SITE DESIGN.

THE DESIGN OF NEW STRUCTURES IN OR ADJACENT TO EXISTING DEVELOPED AREAS SHALL BE COMPATIBLE WITH, OR AN UPGRADE TO, THE ESTABLISHED ARCHITECTURAL CHARACTER OF SUCH AREAS. COMPATIBILITY MAY BE ACHIEVED THROUGH TECHNIQUES SUCH AS:

- REPETITION OF ROOF LINES.
- USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES.
- SIMILAR RELATIONSHIPS TO THE STREET.
- SIMILAR WINDOWS AND DOOR PATTERNS.
- BUILDING MATERIALS WITH SIMILAR COLORS AND TEXTURES.

TREAT ALL SIDES WITH SIMILAR MATERIALS. MULTI-FAMILY BUILDING FAÇADES SHALL BE ARTICULATED WITH PORCHES, BALCONIES, BAYS OR OTHER OFFSETS.

ACCESSORY BUILDINGS SHOULD BE SIMILAR IN CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.

##### 3.3.2 FAÇADES

FAÇADES THAT FACE A STREET OR PARKING AREA SHALL NOT HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING:

- CHANGE IN PLANE.
- CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
- WINDOWS.
- COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

FAÇADES GREATER THAN 150 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES HAVING A DEPTH OF AT LEAST 2% OF THE LENGTH OF THE FAÇADE AND OCCUPY AT LEAST 20% OF THE LENGTH OF THE FAÇADE.

##### 3.3.3 BUILDING ENTRANCES

PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND PROVIDE SHELTER, AND INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING:

- CANOPY, ARCADE OR PORTICO.
- OVERHANG OR RECESS.
- RAISED CORNICED PARAPET.
- PEAKED ROOF OR ARCH.
- ARCHITECTURAL DETAIL SUCH AS COLUMNS, TILE WORK, STONE OR MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE.
- INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND/OR PLACES FOR SITTING.
- SPECIAL LANDSCAPE OR SITE FEATURE(S).

##### 3.3.4 ROOF AND TOP TREATMENTS

ROOFTOP MECHANICAL EQUIPMENT MUST BE NON-OBTRUSIVE, SCREENED FROM VIEW OR DESIGNED TO BE INTEGRAL COMPONENTS OF THE BUILDING.

THE AVERAGE PARAPET HEIGHT MAY NOT EXCEED 15% OF THE SUPPORTING WALL HEIGHT.

LARGE SLOPED ROOFS MUST HAVE VARIATIONS IN HEIGHT OR OFFSETS TO BREAK UP THE LARGE PLANE WITH A MAXIMUM 100 LINEAR FEET OF ONE PLANE.

ACCESSORY BUILDINGS SHALL BE OF THE SAME CHARACTER AND MATERIALS AS PRIMARY BUILDINGS.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

**WELTY RIDGE**  
 JOHNSTOWN, CO  
 OUTLINE DEVELOPMENT PLAN  
 DESIGN GUIDELINES

DESIGNED BY: JM  
 DRAWN BY: KB  
 CHECKED BY: JM

11/02/2020 10:12 AM, P:\PLATE LAND & WATER\GREAT PLANS - WELTY\GAD\SUBMITTALS\WELTY GDP\WELTY GDP-DESIGN GUIDELINES.DWG

# OUTLINE DEVELOPMENT PLAN WELTY RIDGE

LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

## PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

### 4.1 GENERAL

THESE DESIGN STANDARDS APPLY TO THE CREATION OF AND IMPROVEMENTS TO HIGH VISIBILITY, NEIGHBORHOOD, COMMUNITY AND REGIONAL-SCALE COMMERCIAL AREAS. REQUIREMENTS APPLICABLE TO THE OVERALL NATURE OF THE PUD CAN BE FOUND IN THE GENERAL DESIGN GUIDELINES (PART 2) AND SHOULD BE VIEWED AS COMPLEMENTARY.

#### 4.1.1 CONTEXT/SCALE

IN ORDER TO ACHIEVE COHESIVE DESIGNS WITHIN EACH AREA OF DEVELOPMENT, ATTENTION MUST BE PAID TO BUILDINGS AND FEATURES SURROUNDING THE PROPOSED IMPROVEMENT.

THE DESIGN OF BUILDINGS WHICH FACE PUBLIC STREETS, ADJACENT DEVELOPMENTS, OR CONNECTED PEDESTRIAN SPACES, SHALL EMPLOY, ALONG A MINIMUM OF FORTY (40) PERCENT OF THE FACADE, AT LEAST TWO OF THE FOLLOWING IN AN EFFORT TO FORM COHESIVE DEVELOPMENT, DEFINE THE SPACES, AND TO BRING A PEDESTRIAN SCALE TO THE FACADES. THIS REQUIREMENT IS FOR ALL ELEVATIONS (360° DESIGN)

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES
4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
5. SIMILAR PROPORTIONS OF ELEMENTS

#### 4.1.2 ARTICULATION

WALL DESIGN FOR ALL FACADES SHALL VARY AT LEAST EVERY FIFTY (50) HORIZONTAL FEET BY USE OF AT LEAST TWO (2) OF THE FOLLOWING:

1. CHANGES IN COLOR, TEXTURE, OR MATERIALS.
2. CHANGES IN WALL PLANE PROJECTIONS, REVEALS, ENTRANCES, AND RECESSES WITH A MINIMUM CHANGE OF ONE FOOT.
3. CHANGE IN GLAZING / CURTAIN WALL
4. VARIETY IN ROOFS: SUCH AS PITCH, HEIGHT, AND STYLE.
5. ENHANCED ARTICULATION ALONG PEDESTRIAN PATHS

#### 4.1.3 BUILDING ENTRANCES

PUBLIC BUILDING ENTRANCES SHOULD BE CLEARLY DEFINED AND FEATURE AT LEAST TWO (2) OF THE FOLLOWING ELEMENTS:

1. CANOPIES OR PORTICOS
2. OVERHANGS OR RECESSES OR PROJECTIONS
3. ARCADES
4. ARCHES
5. DISPLAY WINDOWS ALONG SIDEWALKS
6. INTEGRAL PLANTERS OR WING WALLS WITH INCORPORATED LANDSCAPE AREAS AND/OR PLACES FOR SITTING
7. DISTINCTIVE ROOF FORMS
8. AWNINGS
9. COLUMNS, TILE WORK, MOLDINGS, AND STONE INTEGRATED INTO THE DESIGN OF THE BUILDING

#### 4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

ALL LOADING DOCKS, ACCESSORY OUTDOOR STORAGE AND SERVICE YARDS SHALL BE LOCATED TO THE SIDE AND REAR YARDS OF BUILDINGS.

ALL OUTDOOR STORAGE YARDS, LOADING DOCKS, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE CONCEALED FROM VIEW FROM RESIDENTIAL USES AND PUBLIC ROW BY A COMBINATION OF SCREENS AND SCREENING MATERIAL (PLANTS) AT LEAST AS HIGH AS THE EQUIPMENT OR AREAS THEY HIDE. THEY SHALL BE DESIGNED WITH COLORS AND MATERIALS SIMILAR TO THOSE USED ON THE BUILDING ARCHITECTURE. PLANTS USED IN COMBINATION WITH SCREENS/FENCING SHALL BE EVERGREEN.

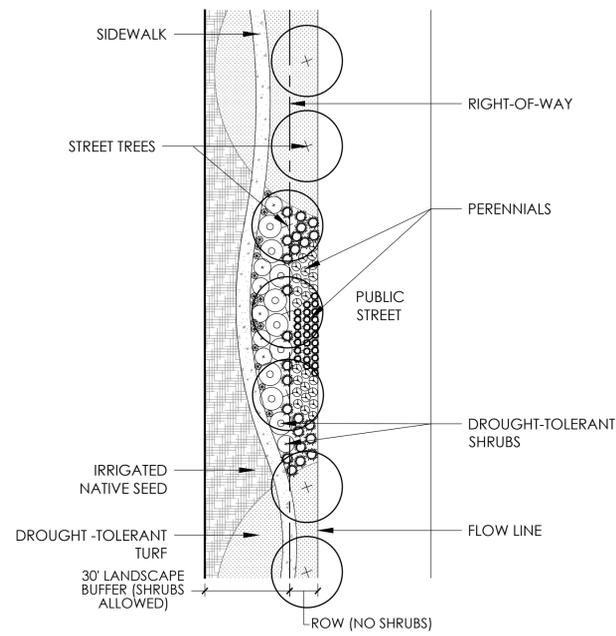
### 4.1.5 FENCES

ALL FENCING SHALL CONSIST OF WOODEN, STAKE, PARCEL PICKET, SPLIT RAIL, VINYL, WROUGHT IRON, AND/OR MASONRY. CHAIN LINK WILL ONLY BE ACCEPTED IN "EMP" AREAS FOR INDUSTRIAL USES.

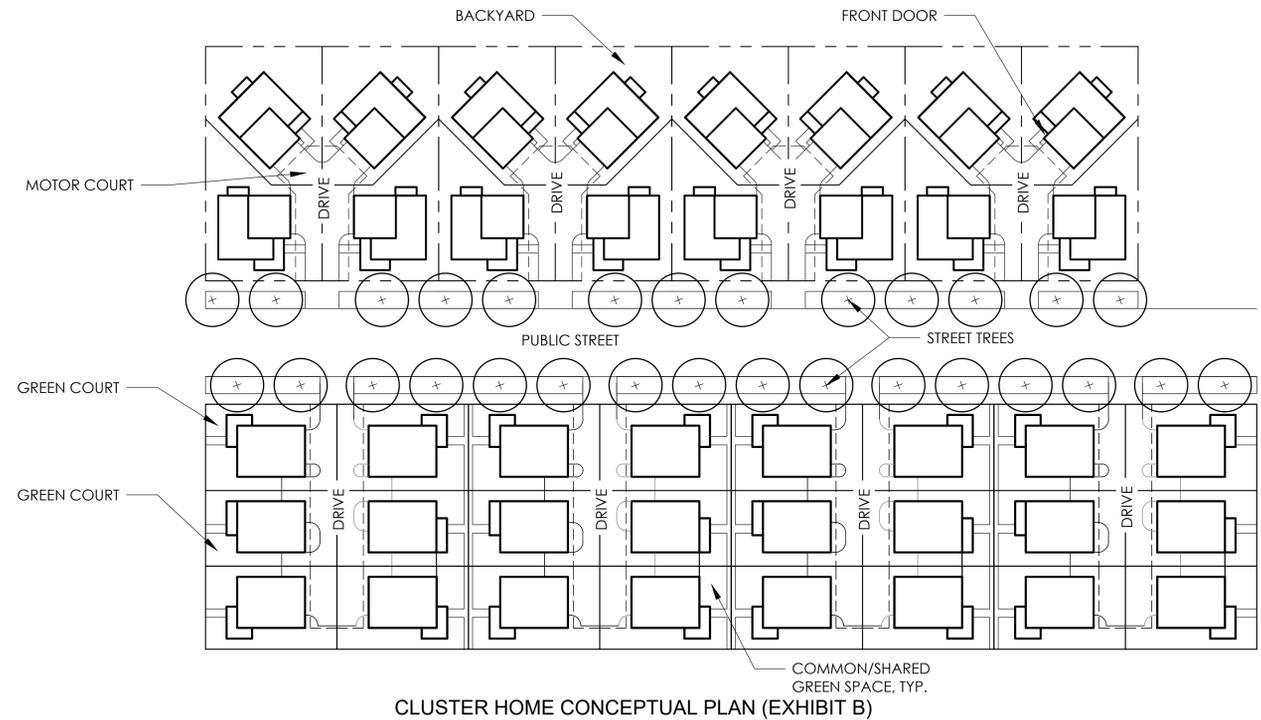
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

### 4.1.6 RETAINING WALLS

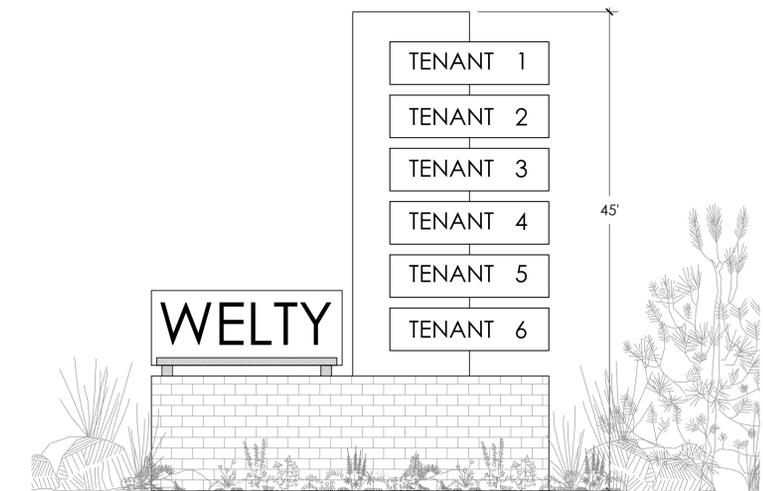
ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



MULTI-TENANT HIGHWAY SIGN EXAMPLE (EXHIBIT C)



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**WELTY RIDGE**  
JOHNSTOWN, CO  
OUTLINE DEVELOPMENT PLAN  
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11/02/2020 10:12 AM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELTY\GAD\SUBMITTALS\WELTY-GDP\WELTY-GDP-DESIGN-GUIDELINES.DWG

**AGENDA ITEM 7**

**Town Manager Report**



# TOWN OF JOHNSTOWN

## MEMORANDUM

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TO: Honorable Mayor and Town Council Members

FROM: Matt LeCerf, Town Manager

DATE: January 22, 2020

CC: Town Staff  
Local Media

SUBJECT: Departmental Report

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Upcoming Town Council Work Sessions – If there are topics that the Council would like staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 01/22/2020 – Regular Town Council Meeting
  - 01/29/2020 – Hillsborough Ditch Meeting
  - 02/03/2020 – Regular Town Council Meeting
  - 02/10/2020 – Work Session – Comprehensive Plan
- 

### **Administration, Finance, & Planning**

- *Communication Manager Position* – The full-time position of Communication Manager for the Town has been advertised. We plan to begin our first review of applicants for this position on January 27<sup>th</sup>. The position will be open until filled.
- *Caselle conversion* – The Caselle conversion and database transfer took place on January 1<sup>st</sup>, the system has been redesigned and mapped internally and most functions were launched without any complications on January 2<sup>nd</sup>. There were a couple of setbacks that did impact functions in the payroll module and in the general ledger module. The payroll module issues have been resolved. There are still some residual complications with the General Ledger module that should be resolved by the end of the week. Consequently, the December 2020 Financials will be delayed until later next week.
- *Staff Accountant Position* – Interviews for the Staff Accountant have been held. The Town was fortunate to have several qualified applicants. We hope to make a decision soon on which candidate will best serve the needs of the organization.
- *2019 Year-End* – Work on 2019 year-end processes is underway and audit preparation will be beginning in March. We do not currently have the date for the audit at this time, but we do expect to have it soon.
- *Comprehensive Plan* – The service agreement with Logan Simpson has been executed, and the Planning & Development Director has met with the consultant to begin

**The Community That Cares**

identifying and prioritizing tasks and timelines, to include work sessions with Town Council and Planning and Zoning Commission, community engagement and outreach.

- *Planning & Zoning Commission* – Commissioner Terry Eady resigned his seat after serving the Town in this capacity since 2005. His seat is open and the Town has advertised this opening. Any interested parties should reach out to the Planning & Development Director.

## **Police Department**

### ***Training:***

- *CPR Recertification* – Sgt. Williams attended recertification training for CPR and First aid instructor. This training allows for in-house recertification at no cost for all sworn personnel.
- *Body Camera Training* – All officers received training on the proper use of new body cameras along with evidence submission and internal policy training on the use of the cameras.

### ***Community Policing, Outreach & Miscellaneous Items:***

- *Lexis Nexis Computer Software Launch* – The police department implemented new investigative software. This powerful investigative tool will provide officers with assistance with on scene photo lineups, criminal hot spot trend tracking and identification of warrant and other criminal activity unavailable in the past.
- *Body Worn Camera Program* – The police department went live with the new body worn cameras on January 13<sup>th</sup>.

## **Public Works Department**

### ***Streets, Stormwater, & Parks***

- *Snow* – Scraping of ice continues. Crews have been working on the left over ice piles around Town. Concentration around mailboxes and corners have been the priority areas we've received concerns about.
- *Streets* – Crews continue repairing potholes around Town. Approximately 400 lbs. of material has been placed around Town. Crack sealing operations are also underway in Carlson Farms and Thompson River Ranch. These operations will continue for the next couple months.
- *Grading* – Crews graded CR 46, 44 and 42 and this was approximately 10 miles of grading.
- *Building maintenance* – Staff made various repairs to items in the police station and the senior center (which included a flag pole). It was also brought to our attention the fire alarm system in the senior center was not activated. We are soliciting quotes to get activated.
- *Fleet Maintenance* – Three police cruisers and two water department trucks had regular maintenance performed on them.
- *Downtown* – Crews installed an additional three bike racks in the downtown area. Two at Parish and Charlotte and one in front of Domino's Pizza. All Christmas decorations were taken down as well.

### ***Water & Wastewater***

- *Water plant*

- Staff took receipt of the VFD for Pump # 5 in the distribution pump house. We are currently waiting on the contractor to schedule this installation.
- Three isolation saturator valves and actuators were installed the DAF at the water plant.
- Crews ran all new Chlorine transfer lines from the DAF building into the filter building. The replacement of lines was because the old lines had become brittle and leaks started appearing.
- Heaters in the DAF building stopped working last week. We were able to repair two of them the third heater has a part on order.
- *Filter Media* – The media replacement budgeted for 2020 is in design. We are hoping to have the media replaced before water demands increase in the system.
- *Wastewater Plant* – New aerators are scheduled to be installed on January 20<sup>th</sup> for the CWWTP. Completion of the project is still anticipated by end of January.
- *Sewer Project* – As reported on the last report, IMEG (Town Contract Engineer) and staff solicited nine contractors for RFP's to partner with the Town on the sewer capacity project. RFP's were returned on December 20<sup>th</sup> and we received 4 responses from possible partners. We have scheduled interviews with three contractors on January 16<sup>th</sup>. A recommendation for the best contractor to collaborate with the Town will be brought to the Council for consideration.
- *Low Point Expansion* – The 2020 fiscal year budget has the expansion of the Low Point Wastewater Treatment Plant. An RFP was issued on January 8, 2020. Staff conducted a pre-bid meeting with a tour of the Low Point WWTP. We had 16 potential engineering firms attend. Final proposals are due on January 31<sup>st</sup>.

**AGENDA ITEM 9A**

**Intergovernmental Agreement  
With Little Thompson Water District**

## **TOWN COUNCIL AGENDA COMMUNICATION**

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 9A

**SUBJECT:** Ownership Transfer from Little Thompson Water District LTWD to Town of Johnstown

**ACTION PROPOSED:** Approve the Intergovernmental Agreement with LTWD as Presented

**ATTACHMENTS:** 1. IGA between LTWD and Town of Johnstown

**PRESENTED BY:** Matt LeCerf, Town Manager

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**AGENDA ITEM DESCRIPTION:**

**UPDATED:**

The agreement has been updated at this time to provide that LTWD will provide to the Town 2 shares of Home Supply Ditch Company water that have been decreed from case 06CW224. This will allow for immediate use of the water shares for municipal purposes as requested by Town Council.

**ORIGINAL PACKET DESCRIPTION:**

Enclosed for your consideration is an Intergovernmental Agreement between the Little Thompson Water District (LTWD) and the Town of Johnstown for the transferring of water services from LTWD to the Town's ownership. The transfer of ownership, which includes four (4) properties (see attached map with blue location dots identifying the properties), is being requested by LTWD as part of their desire to minimize the existence of water lines that are not providing significant value to them and at the same time reaching their effective life cycle. Also contributing to this request, are the I-25 improvements, which as part of the interchange improvements would necessitate new line installation for LTWD to be installed under I-25 to continue servicing these properties.

When approached by LTWD about this possibility, the Town worked with LTWD on this agreement with the caveat that we be kept whole. Based on the historical water usage of the four (4) properties, the Town will provide to LTWD with eight (8) CBT units and the Town will in exchange receive two (2) Home Supply Shares which currently are unchanged. These shares will be included in our water court change case.

Ultimately, a 2" line to the 7-11 property will need to be installed and a 12" main down the frontage road will need to be installed to provide service. We expect to do this work outside of the I-25 improvement projects with our own contractors so as to distance ourselves from federal project cost increases that are not necessary to complete our work. As part of establishing services and providing adequate water mains to the properties on our system, the Town is working with CDOT to fully evaluate the cost savings that is being realized or funds that would

have been necessary to meet the requirements of LTWD if the services continued to be LTWD. These funds as we are working through the process would be applied to the Town's improvements to service the property. While a budget amendment may be necessary, simply from an expenditure standpoint, we expect there to be a corresponding revenue source depending on where we run the line to down the frontage road.

One unique aspect to this agreement is the fact that the water service cost will increase. Three of the four properties are not in Town limits currently. Accordingly, in the agreement, the Town is proposing to provide the properties with in-town rates for a period of one year. During this time, the property owners can decide if they want to annex into the Town. If they choose not to during this time period, after the year expires, they would move to the out-of-town rate.

**LEGAL ADVICE:**

The agreement was reviewed and drafted by the Town Attorney.

**FINANCIAL ADVICE:**

The Town will realize additional revenue from water sales at these four services

**RECOMMENDED ACTION:** Staff recommends approval of the agreement as presented.

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**SUGGESTED MOTIONS:**

**For Approval:**

I move to approve the Intergovernmental Agreement Concerning Water Services between Town of Johnstown and Little Thompson Water District as presented.

**For Denial:**

I move that we deny the Intergovernmental Agreement Concerning Water Services between Town of Johnstown and Little Thompson Water District as presented.

**Reviewed and Approved for Presentation:**

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Town Manager

**INTERGOVERNMENTAL AGREEMENT CONCERNING WATER SERVICES  
BETWEEN TOWN OF JOHNSTOWN AND LITTLE THOMPSON WATER DISTRICT**

THIS INTERGOVERNMENTAL AGREEMENT CONCERNING WATER SERVICES (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the TOWN OF JOHNSTOWN, a home rule municipal corporation of the State of Colorado (“Town”), and the LITTLE THOMPSON WATER DISTRICT, a Title 32 special district and political subdivision of the State of Colorado (“District”), collectively referred to as “the Parties.”

**WITNESSETH:**

**WHEREAS**, the Town owns and operates a potable water system, providing water service primarily to residents of the Town, and the District owns and operates a potable water system, providing water service to, among other areas, portions of Larimer County that are adjacent, or in close proximity, to the Town; and

**WHEREAS**, the Colorado Department of Transportation is making improvements to Interstate 25 in Northern Colorado, which includes improvements to the interchange at Interstate 25 and State Highway 34; and

**WHEREAS**, for the regional interest and to control costs related to the Interstate 25 improvements, the District has requested that the Town assume water service for four properties that are currently served by the District, to wit:

- (i) real property with a street address of 6150 E. Highway 34 and legal description of BEG AT NE COR 15-5-68, JSTN, S 89 29' 30" W 1650 FT, S 1 4' W 165.9 FT TPOB, S 1 4' W 439.16 FT, N 89 29' 30" E 360 FT, N 1 4' E 565 FT M/L TO PT ON S R/W HWY 34, S 89 29' 30" W ALG SD R/W LN 256.97 FT, S 0 30' 30" E 10 (Parcel No. 8515000014);
- (ii) real property with a street address of 856 NE Frontage Road and legal description of LOT 1, ARNDT MLD #04-S2257, 20040052759 (Parcel No. 8515106701);
- (iii) real property with a street address of 640 NE Frontage Road and legal description of PAR IN SE 1/4 15-5-68, DESC AS BEG AT PT ON E SIDE R/W HWY 87, 20 FT S OF INTSEC OF SD R/W WITH S SIDE OF R/W G W R/R TPOB, S ALG SD HWY 506 FT, E 280 FT, N 180 FT, W 179.96 FT, N 273.51 FT, W 100 FT M/L TO E LN HWY TPOB (Parcel No. 8515000011); and
- (iv) real property with a street address of 648 NE Frontage Road and legal description of PAR IN SE 15-5-68 BEG AT PT WH BEARS S 0 22' W 42 FT & N 89 8' E 50 FT FROM CEN 1/4 COR, S 0 23' 30" W 40 FT, N 89 8' E 100 FT, S 0 23' 30" W 273.51 FT, N 89 31' 6" E 374.42 FT, S 35 16' 33" E 114.13 FT, E 379.25 FT, S 6 (Parcel No. 8515000019).

**WHEREAS**, the four properties shall be collectively referred to as “Properties” and singularly as “Property;” and

**WHEREAS**, upon the terms and conditions set forth in this Agreement, the District desires for the Town to provide the water service to the Properties and the Town agrees to provide the water service; and

**WHEREAS**, pursuant to the provisions of Article XIV, Section 18(2) of the Colorado Constitution and Sections 29-1-201 *et seq.*, C.R.S., government entities may cooperate and contract to provide any function, service or facility lawfully authorized to each of the cooperating or contracting entities; and

**WHEREAS**, to effectuate the foregoing, the Parties desire to enter into this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements, covenants, promises, representations, and warranties hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals are incorporated into the Agreement as if fully set forth herein.

2. **Water Service.** The Town hereby agrees to provide water service to the Properties. For the first twelve (12) monthly water bills, the Town shall charge the in-town water rate for water service to each Property. Subsequent thereto, the Town shall charge the in-town water rate for water service to any of the Properties that have annexed into the Town and the out-of-town water rate to any of the Properties that remain outside the boundaries of the Town. The Town recognizes and agrees that the real property referenced above with a street address of 6150 E. Highway 34 is already within the boundaries of the Town and shall thus be charged the in-town water rates at all times.

3. **Water Exchange.** As consideration for the Town’s agreement to provide water service to the Properties and to provide a viable supply of water to the Town to satisfy such obligation, the Parties agree to exchange water shares. The District agrees to convey to the Town two (2) shares of the Consolidated Home Supply Ditch and Reservoir Company from Certificate Number 6985, which shares are included in the Town’s water court change case 06CW224, and the District shall be entitled to retain the remaining two (2) shares associated with Certificate Number 6985. The Town agrees to convey to the District eight (8) units of Colorado-Big Thompson Project. The District agrees to pay the transfer fees to the Consolidated Home Supply Ditch and Reservoir Company and the Northern Colorado Water Conservancy District, if any, following initiation of the transfer by the Town, and take the requisite action to effectuate the foregoing transfer. The water exchange shall be complete prior to the Town’s installation of water meters at any of the Properties.

4. **Effective Date.** This Agreement shall be effective as to each Property on the date that the Town installs the water meter at such Property.

5. **Additional Documents or Action.** The Parties agree to execute any additional documents and take any additional action reasonably necessary to carry out the terms of this Agreement, including but not limited to excluding the properties listed as Larimer County Parcel Numbers 8515000014, 8515106701, and 8515000011 from Little Thompson Water District.

6. **Notices.** All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt and shall be personally delivered or mailed postage prepaid, certified mail, return receipt requested as follows:

TO DISTRICT:  
Little Thompson Water District  
Attn: District Manager  
835 E. Highway 56  
Berthoud, CO 80513

TO THE TOWN:  
Town of Johnstown  
Attn: Town Clerk  
450 S. Parish Ave.  
PO Box 609  
Johnstown, CO 80534

The addresses for notices may be changed by written notice given to the other Party in the manner provided above. Notice may also be sent via e-mail delivery and shall be effective upon confirmation of receipt of the email.

7. **Assignment.** This Agreement shall not be assigned without the prior consent of the other Party.

8. **Amendment or Modification.** No amendment or modification of this Agreement shall be of any force or effect unless in writing and signed by the Parties hereto.

9. **Waiver.** The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

10. **Headings for Convenience Only.** Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement.

11. **Choice of Laws and Venue.** This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Larimer County or Weld County, State of Colorado.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement.

13. **No Presumption.** Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. In the event of any dispute, disagreement or controversy arising from this Agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

IN WITNESS WHEREOF, the Parties have executed this Intergovernmental Agreement Concerning Water Services the day and year first above written.

**ATTEST:**

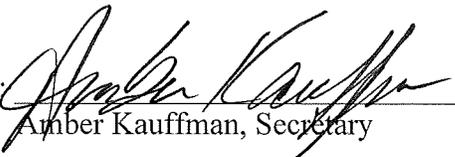
**TOWN OF JOHNSTOWN, COLORADO  
a municipal corporation**

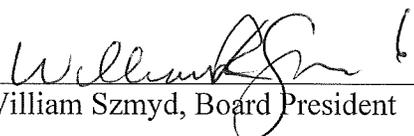
By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**ATTEST:**

**LITTLE THOMPSON WATER  
DISTRICT**

By:  \_\_\_\_\_  
Amber Kauffman, Secretary

By:  \_\_\_\_\_  
William Szmyd, Board President

**AGENDA ITEM 9B**

**Consider Request  
Johnstown Village, LLC**

**(Waiver request to Storm Water  
Development Fee)**

## TOWN COUNCIL AGENDA COMMUNICATION

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 9B

**SUBJECT:** Consider a request by Johnstown Village, LLC for a waiver request to the Storm Water Development Fee

**ACTION PROPOSED:** Consider a request from Johnstown Village for the waiver of Storm Water Development Fee associated with the Johnstown Village Single Family Residential Plat and Corresponding Subdivision Development Improvement Agreement

**ATTACHMENTS:**

1. Letter of Request by Johnstown Village, LLC
2. Old Town Drainage Basin
3. Storm Water Trunk Line Layout Map

**PRESENTED BY:** Matt LeCerf, Town Manager

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### AGENDA ITEM DESCRIPTION:

#### ***Information Provided on December 16, 2019***

Enclosed for your review is a letter provided by Johnstown Village, LLC. The letter outlines a request for consideration by the Town Council for a waiver of the storm water fees which is required by Town Municipal Code. Generally, the fee is due at final platting which occurred earlier this year for Johnstown Village. As outlined in the Town Municipal Code, the fee due is based on a per acre basis. Sections 13-136 (1) and (3) state the following applications related to this plat:

*(1) System development charges. As each parcel of land is developed or redeveloped and approved as to final plat, each acre of such filing shall be assessed a system development charge of one thousand one hundred dollars (\$1,100.00). This fee may be amended by the Town Council by resolution. These charges fund the expansion of public facilities needed to accommodate new growth.*

*(3) There is hereby established a detention credit which shall act to reduce the fee assessed against certain lots or parcels of land subject to the within storm water drainage fee. Any lot or parcel of land located within the Town which contains self-maintained on-site storm water detention facilities shall be entitled to a twenty-five-percent reduction on the fee assessed pursuant to the formula set forth above. It shall be the obligation of the owners of lots or parcels of land entitled to this detention credit to present satisfactory evidence thereof to the Town Engineer prior to obtaining the benefit of this credit.*

Based on the guidance of the code, Staff recognizes that the application of the fee is to be set at \$1,100 per acre. Furthermore, the development platted includes a 12 acre detention pond. Accordingly, we would apply a 25% reduction for the detention credit.

While going through the development process with the Town, allegedly, the previous Planning Director may have suggested to Johnstown Village, LLC that based on the fact that they are installing a regional storm water pipe that serves multiple properties that they can have their fee for the storm water waived. The problem with this is twofold:

1. The Town's Planning Director and for that matter, the Town Manager Johnstown does not have the authority to make this determination. The only entity in the Town that has this ability is the Town Council.

2. As part of the Subdivision Development and Improvement Agreement (SDIA), Johnstown Village, LLC signed the document which included the following section which clearly states the obligations related to the payment of the storm water fees which are those applicable by Town Code. If the fees were to be waived by some other means, it should be strictly assumed that this would be explicitly referenced in the SDIA or if this language was a concern, it should have been brought up during the negotiations of the SDIA. At no time was this matter brought to the Town Manager or Town Attorney's attention during the drafting process:

### **BUILDING PERMITS**

*7.1 The Town shall not issue building permits or install water meters for a Phase of the Development, as applicable, until: (1) the Final Plat has been recorded with the Weld County Clerk and Recorder; (2) Developer has paid all applicable use tax due and owing to the Town and all other fees required by the Town, including but not limited to water and tap fees, impact fees, storm drainage fees and cash-in-lieu payments due, if any, to Weld County School District RE-5J, for that Phase or Subphase....*

Most entities are maintaining their existing detention ponds associated infrastructure minus those utilities that are in the right of way of the Town. The Johnstown Village property has a metropolitan district on it and that district requested the additional 10 mills to make regional improvements. While Johnstown Village, LLC in its argument to support a waiver, suggests that regional improvements total over \$4 million with approximately \$1.95 million associated with the storm water line it is unclear where the additional regional improvements exist. Also, not mentioned is the fact that Johnstown Village, LLC may also be benefitting financially with connection to the regional storm water system by other private developers along the regional storm water flow line that ultimately terminates at the Little Thompson River.

In general, the purpose of the fee is for the Town to be able to make capital improvements to the storm drainage system as necessary to ensure positive flow throughout the system and mitigate the potential for localized flooding. Providing for a complete waiver of the fee could provide for other entities to make similar requests. This would leave our Town's Storm Water fund in a precarious position related to the long-term improvements and needs of the Town, even in the immediate area where the design based on the Town's Master Transportation Plan calls for Colorado Blvd. to be a major arterial, which would include the a five (5) lane road segment including construction of curb and gutter currently not in place.

Based on the facts that the Town has an ordinance in place requiring the payment, the developer signed the SDIA, and no formal requests were made by the developer for a waiver of the fee to

the Council which is the appropriate place to make this request; staff recommends application of the fee at 75% with the 25% reduction due to the existence of a detention pond on site.

***Additional Information – January 22, 2020***

The Johnstown Village property exists within the Old Town Drainage Basin (see attached map) on the northwest edge of the basin. In the Master Storm water Plan completed in April 2001, the plan in this basin calls for three notable improvements. The applicable improvement in this basin which most closely resembles the improvements being conducted by Johnstown Village is *the second drainage way could extend south along WCR 15 from its intersection with Highway 60, to a point south of the Great Western Railroad tracks, where an existing slough extends southeast to the Little Thompson River.*

Additionally, the master plan makes an assumption that: *It should also be recognized that even for those developments that have constructed adequate storm water management systems, the Town will be responsible for ongoing operation and maintenance of those systems. Property assessments by the storm water utility must cover the costs not only of capital projects, but operation and maintenance for the entire system.* In this improvement, the developer will own and maintain the regional improvement. It is unclear if the developer will maintain the entire trunk line to the Little Thompson in this infrastructure improvement or if sections will be owned in sections by each of the development that may materialize over time based on the lines location. It would be beneficial to the Town if only one ownership exists from an enforcement approach to maintain this line.

The regional storm water line is designed to collect and convey storm water from the Johnstown Village, the Keto Enterprise LLC, and Maplewood Acres, Inc., each representing approximately a quarter section (160 acres – 480 acres total) to the Little Thompson River (See map B). While the latter two properties have not been platted to date, the Johnstown Village property has approximately 5% of the storm water that will not enter into either the detention site and/or the regional trunk line.

Consequently, I believe their request can be reasonably justified. Regardless of Staff opinion, it is important to note that whatever decision is made regarding the impact fees on the Johnstown Village property, there is a possibility a similar request, may be made by the Keto and Maplewood Property. Furthermore, the Town may be exclusively obligated for the improvements to Colorado Boulevard and Telep Avenue with regard to storm drainage improvements when they become a major arterial.

In that same vein, if a benefit is afforded to Johnstown Village regarding this decision made by Council, it is the recommendation of Staff that a single agreement might be considered with all three of these property owners. The agreement would acknowledge this benefit and that in the future, if the Town is requested to take over this trunk line, the Town should be compensated by the owner(s) of the regional storm water line or who received the compensation for rights to tie into the system. The compensation would be based on the difference between what was paid on a per acre basis for these areas and the rate of the storm water impact fee at the time of the request to take ownership of the trunk line. This agreement would also provide for the Town to have the right to tie in any of its storm water improvements into the system without compensation.

**LEGAL ADVICE:**

**FINANCIAL ADVICE:**

Waiving of this fee would impact the Town financially and may cause the Town to delay capital storm water improvement projects.

**RECOMMENDED ACTION:**

---

**SUGGESTED MOTIONS:**

**For Approval of the Waiver Request:** I move to approve the waiver of the Storm Water Development Fee for Johnstown Village, LLC as per their request and authorize the Town Manager to ensure that no fees for storm water fees are collected by the Town.

OPTIONAL: I furthermore, direct the Town Manager and Town Attorney to develop an agreement that addresses the provisions contemplated in this Town Agenda Communication (TAC)

**For Denial of the Waiver Request:** I move to deny the waiver of the Storm Water Development Fee for Johnstown Village, LLC as per their request and authorize the Town Manager to ensure no building permits are issued until the storm water fees are collected by the Town.

**For Approval with Conditions:** I move to approve the waiver of the Storm Water Development Fee for Johnstown Village, LLC as per their request with the conditions as stated in this motion:  
I...

**Reviewed and Approved for Presentation:**

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Town Manager

# Johnstown Village, LLC

10221 Prestwick Trail

Lone Tree, CO 80124

November 26<sup>th</sup>, 2019

Dear Town of Johnstown Counsel:

We are writing you to resolve a misunderstanding with regard to the storm water systems fee. As you are aware we are installing a regional storm system in Johnstown that will benefit our development and many other land owners in Johnstown.

There is a misunderstanding with regard to the storm water systems fee. My partner Harvey Deutch and I met with Town Planner John Franklin November 16<sup>th</sup>, 2018, one topic discussed was the regional storm water fee and why Johnstown Village believed we should not pay this fee. We discussed with Mr. Franklin the following;

1. Johnstown Village is installing the regional storm water line and paying 100% of the cost.
2. When the storm line is completed, the metro district will take ownership of the line and be responsible for all maintenance in perpetuity.
3. The town is not taking any of our storm water as it goes from our property directly to the Little Thompson River.
4. Johnstown Village is paying \$1,949,600 to install the regional storm line. We received 10 mills (\$2.15M) in our bonding capacity for all offsite costs. Our offsite costs total over \$4M, this leaves us \$1.85M short of bond reimbursement with uncertain reimbursement in the future from other land owners.

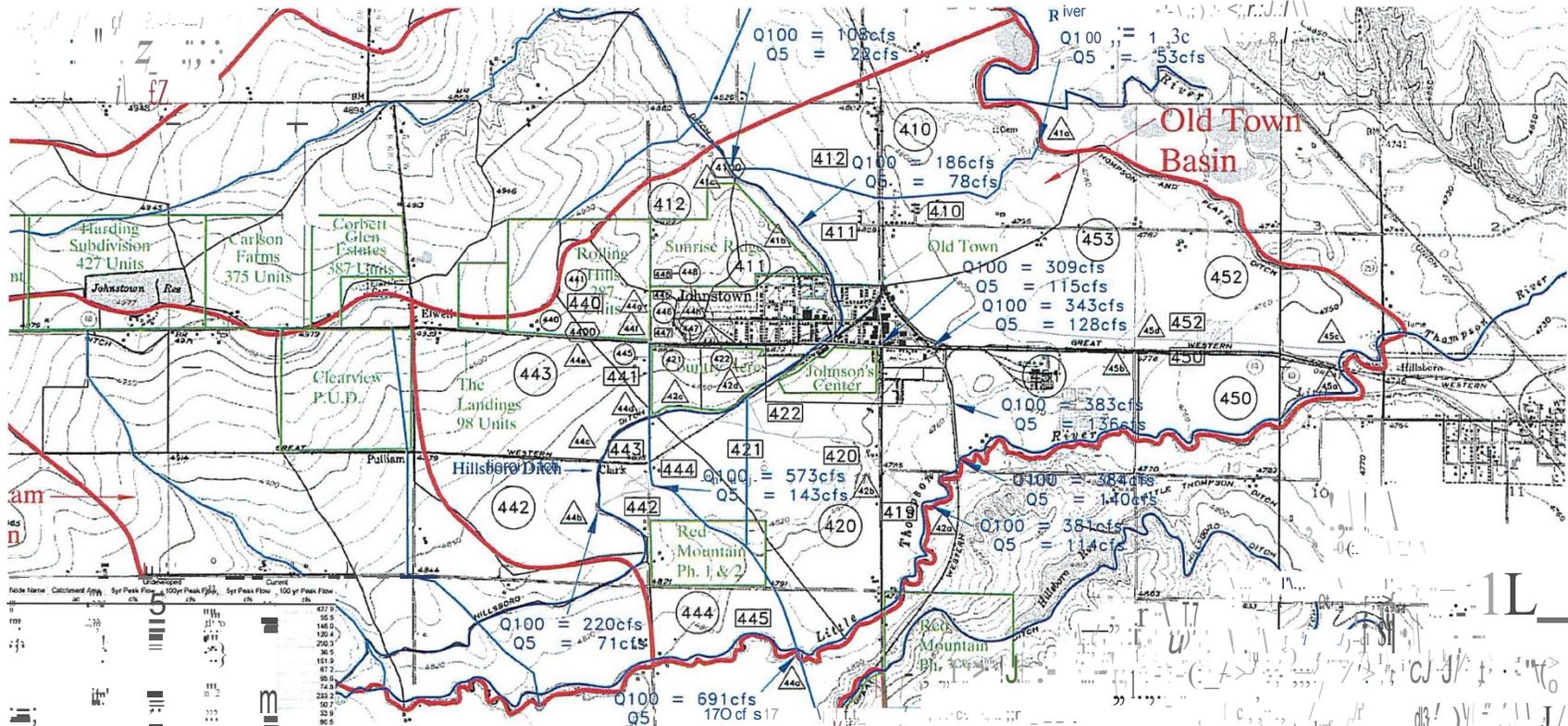
Mr. Franklin said he agreed as long as it was a regional storm line we should not have to pay the fee or worst case we would be reimbursed. I sent Mr. Franklin a summary of our meeting on Nov. 18<sup>th</sup> and asked him to correct anything he did not agree with. On Nov. 19<sup>th</sup> he sent me an email back with a few comments but did not make a comment on the storm in which I noted that we do not believe we should pay the fee. I called Mr. Franklin the next day and ask if we were in agreement that we do not have to pay the storm water fee and he said, "Yes that's why I didn't comment on it".

Based on this we thought the storm water systems fee was resolved until Kim Meyer emailed us on 11/21/2019 saying we need to pay the fee. She referenced that the PZC meeting packet and a review comment letter from Mr. Franklin pointed out the fees. Both were prior to our meeting with Mr. Franklin. The storm water fee was never included in the SDIA, and Mr. Franklin confirmed with me that this should have been included in the agreement if the town required us to pay this fee.

The developer of the Thompson River Ranch put in a regional storm line and was reimbursed within a year. We are respectfully requesting from the counsel that instead of reimbursing our fees, that you waive this fee given the circumstances I just outlined.

Sincerely,  
Bob Quinette  
Johnstown Village

# OLD TOWN BASIN



Node Name	Catchment Area	Syr Peak Flow - 100yr Peak Flow	Syr Peak Flow - 100yr Peak Flow
410		108	28
411		186	78
412		309	115
420		573	143
440		220	71
444		691	170
450		383	136
452		343	128
453		115	43
455		384	140
456		381	144

Exhibit 2

- D - Basin Boundary
- O - Subdivisions
- - - - - Orconegwys
- - - - - Waterway
- D - Johnstown Stormwater Basin
- e - Subcatchment
- mil - Subcatchment Channel
- - - - - Delenition Element
- &t; - Concentration Point

# Map B - Storm Water Trunk Line



STATE HIGHWAY 60

CLEARVIEW

S. TE

SPAUR

GREAT  
WESTERN  
RAILROAD

WELD COUNTY ROAD 13

LEWIS  
OFFSITE  
STORM

KFTO

WELD COUNTY ROAD 46

WELD COUNTY ROAD 15

HILLSBOROUGH  
DITCH

V.COUNTY MAP  
N.T.S.

**AGENDA ITEM 10A**

**Resolution 2020-02**

**A Resolution Referring a Ballot Question  
(Amending the Town of Johnstown Home  
Rule Charter)**

**TOWN COUNCIL AGENDA COMMUNICATION**

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 10A

**SUBJECT:** Submission of a Question to the Registered Voters of the Town of Johnstown to Amend the Town of Johnstown Home Rule Charter

**ACTION PROPOSED:** Consider Resolution 2020-02 to submit a question to the registered electors of the Town of Johnstown to amend the Home Rule Charter of the Town of Johnstown

**ATTACHMENTS:** 1. Resolution 2020-02

**PRESENTED BY:** Matt LeCerf, Town Manager

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**AGENDA ITEM DESCRIPTION:**

Enclosed for your review and consideration is a Resolution that will submit a question to the registered voters of the Town of Johnstown to consider amending the Town of Johnstown Home Rule Charter. The question would provide clarity to the Home Rule Charter of the Town of Johnstown with language to make clear and reaffirm that the Mayor is included in the qualifications for a quorum and in both instances as a voting member.

Section 3.3: Quorum  
Section 4.2(B): Voting clarifications for an ordinance  
Section 4.7(A): Voting clarifications for an emergency ordinance

If Council approves the resolution, the ballot language would be as shown below:

SHALL SECTIONS 3.3, 4.2(B) AND 4.7(A) OF THE TOWN OF JOHNSTOWN HOME RULE CHARTER BE AMENDED TO CLARIFY THE STATUS OF THE MAYOR AS A MEMBER OF THE TOWN COUNCIL FOR THE PURPOSE OF CALCULATING QUORUM AND FOR THE PURPOSE OF DETERMINING THE MAJORITY VOTING REQUIREMENTS FOR THE ADOPTION OF RESOLUTIONS, MOTIONS AND EMERGENCY ORDINANCES?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

If the registered voters approve the question as presented, the Town Attorney would work to present an amendment shortly after the April 7, 2020 election.

**LEGAL ADVICE:**

The resolution was drafted and reviewed by the Town Attorney.

**FINANCIAL ADVICE:**

Not Applicable

**RECOMMENDED ACTION:** Approve the resolution as presented.

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**SUGGESTED MOTIONS:**

**For Approval:**

I move to approve Resolution 2020-02 as presented and submit the question as presented to the registered voters of the Town of Johnstown for the regular election scheduled for April 7, 2020.

**For Denial:**

I move that we deny Resolution 2020-02 as presented.

**Reviewed and Approved for Presentation:**

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Town Manager

**TOWN OF JOHNSTOWN, COLORADO**

**RESOLUTION NO. 2020-02**

**RESOLUTION REFERRING TO REGISTERED ELECTORS OF THE TOWN OF JOHNSTOWN THE QUESTION OF AMENDING THE TOWN OF JOHNSTOWN HOME RULE CHARTER TO CLARIFY THE STATUS OF THE MAYOR AS A MEMBER OF THE COUNCIL FOR THE PURPOSE OF CALCULATING QUORUM AND MAJORITY VOTING REQUIREMENTS AT THE APRIL 7, 2020 REGULAR MUNICIPAL ELECTION**

**WHEREAS**, the Town of Johnstown, Colorado (the “Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with the authority to administer the affairs of the Town; and

**WHEREAS**, on November 7, 2006, the Town’s registered electors voted to adopt the Town of Johnstown Home Rule Charter (“Charter”); and

**WHEREAS**, the Charter has not been amended since its adoption; and

**WHEREAS**, to clarify the status of the Mayor as a member of the Town Council for the purpose of calculating quorum and majority voting requirements, or, more specifically, to clarify that a majority of the entire Town Council holding office shall be a quorum for the transaction of business at all Town Council meetings, the adoption of resolutions and motions shall require the affirmative vote of a majority of the entire Town Council present at a meeting and the adoption of an emergency ordinance shall require the affirmative vote of five members of the entire Town Council, Town Council desires to refer to the Town’s registered electors the question of amending Sections 3.3, 4.2(B) and 4.7(A) of the Charter; and

**WHEREAS**, the Town Council hereby finds and determines that it is in the public interest to submit to the electors of the Town, at the regular municipal election to be held on April 7, 2020, the question of amending Sections 3.3, 4.2(B) and 4.7(A) of the Charter.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

1. Pursuant to the Home Rule Charter and Ordinances of the Town of Johnstown and applicable provisions of Colorado law, the Town Council hereby refers to the registered electors of the Town at the regular municipal election to be held on Tuesday, April 7, 2020, the following ballot question, in substantially the same form, to appear on the mail ballot:

SHALL SECTIONS 3.3, 4.2(B) AND 4.7(A) OF THE TOWN OF JOHNSTOWN HOME RULE CHARTER BE AMENDED TO CLARIFY THE STATUS OF THE

MAYOR AS A MEMBER OF THE TOWN COUNCIL FOR THE PURPOSE OF CALCULATING QUORUM AND FOR THE PURPOSE OF DETERMINING THE MAJORITY VOTING REQUIREMENTS FOR THE ADOPTION OF RESOLUTIONS, MOTIONS AND EMERGENCY ORDINANCES?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

2. Pursuant to Home Rule Charter § 6.4, the Town Clerk is hereby authorized to be in charge of all activities and duties related to the April 7, 2020 municipal election. In addition, the officers and employees of the Town are hereby authorized and directed to take all necessary and appropriate action to effectuate the provisions of this Resolution.

3. Upon approval of the ballot issue by the majority of the registered electors voting thereon, Town Council shall enact an implementing ordinance consistent with the terms and conditions contained therein.

4. If any portion of this Resolution is held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such portion shall not affect any of the remaining portions of this Resolution.

5. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this \_\_\_ day of January, 2020.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**AGENDA ITEM 10B**

**Resolution 2020-03**

**A Resolution Referring a Ballot Question**

**(Opt-out of Senate Bill 152)**

**TOWN COUNCIL AGENDA COMMUNICATION**

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 10B

**SUBJECT:** Submission of a Question to the Registered Voters of the Town of Johnstown to Opt-Out from Senate Bill 152 (telecommunications, cable, and broadband services).

**ACTION PROPOSED:** Consider Resolution 2020-03 to submit a question to the registered voters of the Town of Johnstown to Opt-Out from Senate Bill 152.

**ATTACHMENTS:** 1. Resolution 2020-03

**PRESENTED BY:** Matt LeCerf, Town Manager

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**AGENDA ITEM DESCRIPTION:**

Enclosed for your review and consideration is a Resolution to submit a question to the registered voters of the Town of Johnstown, to permit the Town to engage in activity or business related to broadband.

SB 152, which was approved by the Colorado Legislature in 2005, prohibits the use of funds by local government or development of partnerships for broadband services without going to the vote of the registered voters of the Town. An affirmative vote of the registered voters on this ballot measure in no way obligates the Town financially to any project or projects related to broadband. While there are no plans at this time for an initiative into broadband services, asking the voters to have the Town opt-out of the SB 152 provisions provides flexibility for the Town in the case that an opportunity presents itself to expand, enhance, or create new broadband services for our community residents and businesses. For example, if a private partner would approach us or if the Town wanted to move forward in a direction that creates broadband services, passage of this measure would allow the Town to proceed at Council’s discretion.

If Council approves the resolution, the ballot language would be as shown below:

WITHOUT INCREASING TAXES, SHALL THE CITIZENS OF THE TOWN OF JOHNSTOWN RE-ESTABLISH THE TOWN'S RIGHT TO PROVIDE ALL SERVICES RESTRICTED BY TITLE 29, ARTICLE 27 OF THE COLORADO REVISED STATUTES, DESCRIBED AS “ADVANCED SERVICES,” “TELECOMMUNICATIONS SERVICES” AND “CABLE TELEVISION SERVICES,” INCLUDING ANY NEW AND IMPROVED BROADBAND AND HIGH-SPEED INTERNET SERVICES AND FACILITIES BASED ON FUTURE TECHNOLOGIES, EITHER DIRECTLY OR INDIRECTLY, WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NON-PROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

**LEGAL ADVICE:**

The resolution was drafted and reviewed by the Town Attorney.

**FINANCIAL ADVICE:**

Not Applicable

**RECOMMENDED ACTION:** Approve the resolution as presented.

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**SUGGESTED MOTIONS:**

**For Approval:**

I move to approve Resolution 2020-03 as presented and submit the question as presented to the registered voters of the Town of Johnstown for the regular election scheduled for April 7, 2020.

**For Denial:**

I move that we deny Resolution 2020-03 as presented.

**Reviewed and Approved for Presentation:**

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Town Manager

**TOWN OF JOHNSTOWN, COLORADO**

**RESOLUTION NO. 2020-03**

**RESOLUTION REFERRING TO REGISTERED ELECTORS OF THE TOWN OF JOHNSTOWN THE QUESTION OF RESTORING THE TOWN'S AUTHORITY TO PROVIDE ADVANCED SERVICES, TELECOMMUNICATIONS SERVICES AND/OR CABLE TELEVISION SERVICES, EITHER DIRECTLY OR INDIRECTLY, WITH PUBLIC OR PRIVATE SECTOR PARTNERS, AS PERMITTED WITH VOTER APPROVAL BY TITLE 29, ARTICLE 27 OF THE COLORADO REVISED STATUTES, AT THE APRIL 7, 2020 REGULAR MUNICIPAL ELECTION**

**WHEREAS**, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with the authority to administer the affairs of the Town; and

**WHEREAS**, the Town Council finds and determines that access to high-speed broadband networks and fast, affordable and reliable internet services is essential residents and businesses in the Town and may desire to participate in accomplishing those objectives for the benefit of the Town; and

**WHEREAS**, in 2005, the Colorado General Assembly enacted Title 29, Article 27 of the Colorado Revised Statutes, commonly known as Senate Bill 152, limiting a local government's authority to provide, or participate in the provision of, advanced services, telecommunication services and/or cable television services, as defined therein, either directly or indirectly, with public or private sector partners, without first securing voter approval; and

**WHEREAS**, absent such voter approval, Senate Bill 152 limits a local government's ability to enhance broadband infrastructure, by among other means, prohibiting the use of local government funds to improve broadband infrastructure and restricting the use of local government facilities; and

**WHEREAS**, voters in a growing number of communities across Colorado, including, among over 90 others, Fort Collins, Loveland, Greeley, Severance, Eaton, Fort Lupton, Hudson, and Fort Morgan, have voted to override the restrictions contained in Senate Bill 152 and restore local governmental authority to provide such services, either directly or indirectly, with public or private sector partners; and

**WHEREAS**, to facilitate the Town's ability to enhance broadband infrastructure should an opportunity arise, the Town Council deems it in the best interests of the citizens to refer the question of opting-out of Senate Bill 152's restrictions; and

**WHEREAS**, the Town Council hereby finds and determines that it is in the public interest to submit to the electors of the Town, at the regular municipal election to be held on April 7, 2020, the question of opting-out of Senate Bill 152’s restrictions and restoring the Town’s ability to participate in the referenced services to the voters.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

1. Pursuant to the Home Rule Charter and Ordinances of the Town of Johnstown and applicable provisions of Colorado law, the Town Council hereby refers to the registered electors of the Town at the regular municipal election to be held on Tuesday, April 7, 2020, the following ballot question, in substantially the same form, to appear on the mail ballot:

WITHOUT INCREASING TAXES, SHALL THE CITIZENS OF THE TOWN OF JOHNSTOWN RE-ESTABLISH THE TOWN'S RIGHT TO PROVIDE ALL SERVICES RESTRICTED BY TITLE 29, ARTICLE 27 OF THE COLORADO REVISED STATUTES, DESCRIBED AS “ADVANCED SERVICES,” “TELECOMMUNICATIONS SERVICES” AND “CABLE TELEVISION SERVICES,” INCLUDING ANY NEW AND IMPROVED BROADBAND AND HIGH-SPEED INTERNET SERVICES AND FACILITIES BASED ON FUTURE TECHNOLOGIES, EITHER DIRECTLY OR INDIRECTLY, WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NON-PROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

2. Pursuant to Home Rule Charter § 6.4, the Town Clerk is hereby authorized to be in charge of all activities and duties related to the April 7, 2020 municipal election. In addition, the officers and employees of the Town are hereby authorized and directed to take all necessary and appropriate action to effectuate the provisions of this Resolution.

3. If any portion of this Resolution is held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such portion shall not affect any of the remaining portions of this Resolution.

4. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this \_\_\_ day of January, 2020.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

**AGENDA ITEM 10C**

**Resolution 2020-04**

**A Resolution Referring a Ballot Issue**

**(Approve a 0.5% Transportation Sales  
and Use Tax)**

## TOWN COUNCIL AGENDA COMMUNICATION

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**AGENDA DATE:** January 22, 2020

**ITEM NUMBER:** 10C

**SUBJECT:** Submission of a Question to the Registered Voters of the Town of Johnstown to Approve a 0.5% Transportation Sales and Use Tax for Transportation Infrastructure Needs Only.

**ACTION PROPOSED:** Consider Resolution 2020-04 to submit a question to the registered voters of the Town of Johnstown requesting a 0.5% Transportation Sales Tax and Eliminating the Street Maintenance Fee.

**ATTACHMENTS:** 1. Resolution 2020-04

**PRESENTED BY:** Matt LeCerf, Town Manager

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**AGENDA ITEM DESCRIPTION:**

Enclosed for your review and consideration is a Resolution to submit a question to the registered voters of the Town of Johnstown, to establish a 0.5% Sales and Use Tax for Transportation purposes only and eliminating the Town's Street Maintenance Fee.

In 2016, the Town of Johnstown enacted Ordinance 2016-142 which established a monthly street maintenance fee on all utility accounts in the Town. The fee which is currently \$4.48 per month, is used exclusively for street maintenance in the Town. The fee is expected to generate roughly \$350,000 in 2020. This fee will be removed by the Town Council, if the registered voters approve the ballot question requesting a 0.5% sales and use tax to be used exclusively for transportation purposes as outlined in the ballot language. Some of the benefits of the sales and use tax instead of the fee includes:

- Residents who pay utility bills to the Town of Johnstown will no longer be obligated to pay a monthly fee for street maintenance.
- Approximately 65% of all sales tax revenue generation is provided by out of Town visitors spending money in Johnstown.
- Revenues generated will keep up with the growth in the community to better manage, maintain, and improve road infrastructure.
- From 2016 Quarter 1 to 2019 Quarter 2, transportation costs have increased nearly 40% (Source CDOT). The fee in place makes it extremely difficult to keep pace with the costs for transportation construction in this current framework.
- The financial burden of road maintenance and expansion should not be placed solely on the shoulders of our residents. Visitors to our community impact the conditions of our roadways and they should accordingly be a representative share of the maintenance costs.

Staff recently evaluated the immediate needs of our roadway system and determined that based on needs, we have nearly \$18 million dollars of roadway improvements. Included in this resolution is an exhibit that identifies the roadway, segments, and estimated costs based on current construction costs. The Town Council has presented other ballot initiatives in the past, and they have passed successfully. This is due to the fact that the community and the organization have built a level of trust and support so that when an issue is placed to the voters, the community generally understands the needs exist, otherwise the Town

would not be making the request. This issue is no different than historical questions, the community has supported.

If Council approves the resolution, the ballot language would be as shown below:

SHALL TOWN OF JOHNSTOWN TAXES BE INCREASED BY \$2,100,000 IN THE FIRST FULL FISCAL YEAR (2021), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, BY INCREASING THE TOWN'S SALES AND USE TAX RATE BY 0.5% (EQUIVALENT TO 5 CENTS ON A \$10.00 PURCHASE), AND ELIMINATING THE STREET MAINTENANCE FEE IMPOSED BY ORDINANCE NO. 2016-142, COMMENCING ON JULY 1, 2020, TO FUND:

- (i) STREET AND SIDEWALK MAINTENANCE AND REPAIRS, INCLUDING, BUT NOT LIMITED TO, PAVING, PATCHING, POTHOLE REPAIR, SEAL COATING, CHIP SEAL APPLICATION, ASPHALT OVERLAY, AND RECONSTRUCTION; AND
- (ii) TRANSPORTATION RELATED PROJECTS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATED TO ROADWAYS, CURBS, GUTTERS, BRIDGES, SIDEWALKS, SHOULDERS, TRAFFIC SIGNALS, PEDESTRIAN SIGNALS AND MEDIANS;

AND SHALL ALL REVENUES GENERATED FROM THE INCREASED TAX AUTHORIZED HEREIN AND FROM ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

\_\_\_\_\_ YES

\_\_\_\_\_ NO

It should be noted, that while the increase appears high, this is a conservative estimate. If approved, the measurement of the revenue generated would be measured from January 2021 – December 2021; almost a full year from today in terms of the starting time of the measurement. If we experience a major hail storm during 2021 or new commercial retail development exceeds our expectation, we could find ourselves in a position where we have to ask the voters to either retain the excess revenue, rebate the revenue to the entity remitting the tax revenue (not the individual purchaser), or the sales tax may be ratcheted down. If the economy takes a directional change and a recession were to occur, the ability and timeline to achieve the projects necessary for our community would be impacted severely.

**LEGAL ADVICE:**

The resolution was drafted and reviewed by the Town Attorney.

**FINANCIAL ADVICE:**

Removing the Street Impact Fee would be a benefit for the residents. A sales and use tax approach makes the revenue generated more in line with those who are directly impacting transportation systems in the Town. The sales and use tax approach allows the citizenry to have discretion to make or not make a purchase.

**RECOMMENDED ACTION:** Approve the resolution as presented.

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**SUGGESTED MOTIONS:**

**For Approval:**

I move to approve Resolution 2020-04 as presented and submit the question as presented to the registered voters of the Town of Johnstown for the regular election scheduled for April 7, 2020.

**For Denial:**

I move that we deny Resolution 2020-04 as presented.

**Reviewed and Approved for Presentation:**

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Town Manager

**TOWN OF JOHNSTOWN, COLORADO**

**RESOLUTION NO. 2020-04**

**RESOLUTION REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF JOHNSTOWN A BALLOT ISSUE CONCERNING AN INCREASE IN THE TOWN'S SALES AND USE TAX RATE BY 0.5% (FROM 3% TO 3.5%) TO FUND STREET AND SIDEWALK MAINTENANCE AND REPAIRS AND TRANSPORTATION RELATED CAPITAL IMPROVEMENT PROJECTS AT THE APRIL 7, 2020 REGULAR MUNICIPAL ELECTION**

**WHEREAS**, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with the authority to administer the affairs of the Town; and

**WHEREAS**, by Ordinance 2016-142, adopted on or about August 1, 2016, the Town Council approved a street maintenance fee to fund ongoing maintenance of the Town's streets, including but not limited to, resurfacing, pothole repair, periodic seal coating, chip seal application and asphalt overlay; and

**WHEREAS**, if the registered voters of the Town of Johnstown support the sales and use tax ballot measure described herein, which revenue will be used for transportation purposes only, the Town Council is committed to removing the street maintenance fee effective on or before the date of the implementation of increased sales and use tax rate; and

**WHEREAS**, the Town has identified an initial listing of high priority streets (in no particular order) that need attention and total almost Eighteen Millions Dollars (\$18M) in construction costs for street maintenance, which are included in Exhibit A to this Resolution; and

**WHEREAS**, in addition to ongoing street and sidewalk maintenance and repairs, the Town Council anticipates significant capital improvement projects in the relatively near future; and

**WHEREAS**, to provide additional funding to the Town for street and sidewalk maintenance and repairs and transportation related capital improvement projects, the Town Council desires to submit a ballot issue to the registered electors of the Town of Johnstown concerning an increase in the Town's sales and use tax by 0.5% (from 3% to 3.5%); and

**WHEREAS**, as opposed to the street maintenance fee, which cost is borne solely by residents of the Town, an increase in the sales and use tax rate to provide designated funds for street and sidewalk maintenance and repairs and transportation related capital improvement

projects would mean that persons who do not reside in the Town, but use the Town's streets and sidewalks, also contribute specified funds for such purposes; and

**WHEREAS**, it is estimated that sixty-five percent (65%) of all sales tax revenue is generated from persons who do not reside in the Town; and

**WHEREAS**, the visitors to the Town should continue to contribute financially to the maintenance and upkeep of the roadways as a result of the impact they have upon the roadways; and

**WHEREAS**, the Town Council hereby finds and determines that it is in the public interest to submit to the registered electors of the Town, at the regular municipal election to be held on April 7, 2020, the issue of increasing the Town's sales and use tax rate by 0.5%.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

1. Pursuant to the Home Rule Charter and Ordinances of the Town of Johnstown and applicable provisions of Colorado law, the Town Council hereby refers to the registered electors of the Town at the regular municipal election to be held on Tuesday, April 7, 2020, the following ballot issue, in substantially the same form, to appear on the mail ballot:

SHALL TOWN OF JOHNSTOWN TAXES BE INCREASED BY \$2,100,000 IN THE FIRST FULL FISCAL YEAR (2021), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, BY INCREASING THE TOWN'S SALES AND USE TAX RATE BY 0.5% (EQUIVALENT TO 5 CENTS ON A \$10.00 PURCHASE), AND ELIMINATING THE STREET MAINTENANCE FEE IMPOSED BY ORDINANCE NO. 2016-142, COMMENCING ON JULY 1, 2020, TO FUND:

- (i) STREET AND SIDEWALK MAINTENANCE AND REPAIRS, INCLUDING, BUT NOT LIMITED TO, PAVING, PATCHING, POTHOLE REPAIR, SEAL COATING, CHIP SEAL APPLICATION, ASPHALT OVERLAY, AND RECONSTRUCTION; AND
- (ii) TRANSPORTATION RELATED PROJECTS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATED TO ROADWAYS, CURBS, GUTTERS, BRIDGES, SIDEWALKS, SHOULDERS, TRAFFIC SIGNALS, PEDESTRIAN SIGNALS AND MEDIANS;

AND SHALL ALL REVENUES GENERATED FROM THE INCREASED TAX AUTHORIZED HEREIN AND FROM ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

\_\_\_\_\_ YES  
\_\_\_\_\_ NO

2. Pursuant to Home Rule Charter § 6.4, the Town Clerk is hereby authorized to be in charge of all activities and duties related to the April 7, 2020 municipal election. In addition, the officers and employees of the Town are hereby authorized and directed to take all necessary and appropriate action to effectuate the provisions of this Resolution.

3. Upon approval of the ballot issue by the majority of the registered electors voting thereon, Town Council shall enact an implementing ordinance consistent with the terms and conditions contained therein.

4. If any portion of this Resolution is held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such portion shall not affect any of the remaining portions of this Resolution.

5. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this \_\_\_ day of January, 2020.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Gary Lebsack, Mayor

# TOWN OF JOHNSTOWN, COLORADO

## 2021 - 2029 Capital Improvement Plan

### PROJECTS BY DEPARTMENT

PROJECT NAME	SUBDIVISION	TYPE	SEGMENT OF ROAD	Total
Charlotte	Old Town	Full reconstruction	Jays to Columbine	\$ 887,923
Parish	Old Town	2" overlay	Hwy 60 to N 2nd st	\$ 272,600
S Greeley	Old Town	Full reconstruction	Hwy 60 to Charlotte	\$ 177,500
S Raymond	Old Town	Full reconstruction	Hwy 60 to Charlotte	\$ 218,000
Idaho	Old Town	Full reconstruction	HWY 60 to Charlotte	\$ 167,330
Country Acres	Country acres	Full reconstruction	HWY 60 to HWY 60	\$ 782,000
S Greeley	Country acres	Full reconstruction	Hwy 60 to Country Acres	\$ 190,000
S Harding	Country acres	Full reconstruction	Hwy 60 to Country acres	\$ 275,828
Colorado Blvd	Major Arterial	3" overlay	CR 46 to HWY 60	\$ 439,528
Colorado Blvd	Major Arterial	3" overlay	Hwy 60 to n limits	\$ 303,810
Telep CR 15	Major Arterial	Full reconstruction	Hwy 60 to CR 46	\$ 1,452,275
Telep CR 15	Major Arterial	2" overlay	Hwy 60 to 4th	\$ 181,373
Parish - CR 17	Major Arterial	3" overlay	Hwy 60 to south limits	\$ 4,791,720
Cinnamen Teal	Pioneer Ridge	2" overlay	CR 17 to CR 17	\$ 551,930
Green wing Dr	Pioneer ridge	2" overlay	Entire Segment	\$ 135,832
Saxoney	Pioneer Ridge	2" overlay	Cinnamon Teal to Black duck	\$ 295,000
Malard	Pioneer Ridge	2" overlay	Entire segment	\$ 245,666
River Ranch Pkwy	TRR	2" Overlay	Frontage to Hunterwood	\$ 454,746
Briarwood	TRR	2" Overlay	Frontage to Heatherwood	\$ 233,550
Silverbell	Clearview	2" overlay	CO 13 to Carlson Blvd	\$ 230,000
Hawthorne	Clearview	Full Reconstruction	Woodbine to Silverbell	\$ 159,975
Brunner	Roxbury	2" overlay	Highplains to Gemstone	\$ 246,328
Alabaster	Roxbury	2" overlay	Redrock to Limestone	\$ 164,200
Claycomb	Carlson Farms	2" overlay	Wyss to Clark	\$ 72,583
Clark	Carlson Farms	2" overlay	Claycomb to Goodwin	\$ 67,083
Ballantine	Corbet Glen	2" overlay	C0 13 to Carlson Blvd	\$ 348,045

# TOWN OF JOHNSTOWN, COLORADO

## 2021 - 2029 Capital Improvement Plan

### PROJECTS BY DEPARTMENT

PROJECT NAME	SUBDIVISION	TYPE	SEGMENT OF ROAD	Total
Kirkland	Corbet Glen	2" overlay	Glenroy to Brunner	\$ 72,583
Parkwood	Rolling Hills	2" overlay	Entire Segment	\$ 217,400
Overland	Rolling Hills	2" overlay	Entire Segment	\$ 138,250
Fox Meadow	Rolling Hills	2" overlay	Entire Segment	\$ 54,500
Sherwood	Rolling Hills	2" overlay	Overland to Rolling Hills	\$ 37,000
Crestview	Rollinghills	2" overlay	Brittany to Estate	\$ 133,633
Windsong	Rollinghills	2" overlay	Crestview to Brittany	\$ 84,766
Cherry Ln	Rollinghills	2" overlay	Entire segment	\$ 60,833
St Andrews	Johnstown farm	2" overlay	Entire Segment	\$ 69,400
Aviara	Johnstown farm	2" overlay	Entire Segment	\$ 162,730
Pebble Beach	Johnstown farm	2" overlay	Entire Segment	\$ 74,500
Couples	Johnstown farm	2" overlay	Pebble Beach to Edgewood	\$ 43,000
Torrey Pines	Johnstown farm	2" overlay	Pebble Beach to Aviara	\$ 104,800
Castle Pines	Johnstown Farms	2" overlay	Dee to Centennial	\$ 139,000
Settlers	Johnstown Farms	2" overlay	Expedition to Castle Pines	\$ 87,500
Podtburg	Landings	2" overlay	Entire Segment	\$ 309,076
Nicholas	Landings	2" overlay	Entire Segment	\$ 80,450
Waylon	Landings	2" overlay	Entire Segment	\$ 80,450
Kiersi Ct	Landings	Full Reconstruction	Entire Segment	\$ 171,875
Tristi Ct	Landings	Full Reconstruction	Entire Segment	\$ 171,875
Christopher CT	Landings	2" overlay	Entire Segment	\$ 171,875
Tori Ct	Landings	2" overlay	Entire Segment	\$ 171,875
Brianna Ct	Landings	Full reconstruction	Entire Segment	\$ 171,875
Alysse Ct	Landings	Full reconstruction	Entire Segment	\$ 171,875
S 2nd st	S Johnstown	Full reconstruction	Entire Segment	\$ 243,445
Kuner	S Johnstown	Full reconstruction	Entire Segment	\$ 86,500

# TOWN OF JOHNSTOWN, COLORADO

## 2021 - 2029 Capital Improvement Plan

### PROJECTS BY DEPARTMENT

PROJECT NAME	SUBDIVISION	TYPE	SEGMENT OF ROAD	Total
Herrera	S Johnstown	Full reconstruction	Entire Segment	\$ 86,500
Maestes	S Johnstown	Full reconstruction	Entire Segment	\$ 145,000
Black Brush	Thompson Crossing	2" overlay	Entire Segment	\$ 128,000
Penny Grass	Thompson Crossing	2" overlay	Entire Segment	\$ 206,000
Lemon Grass	Thompson Crossing	2" overlay	Entire Segment	\$ 129,500
Water Cress	Thompson Crossing	2" overlay	Entire Segment	\$ 197,500
Shepard Cress	Thompson Crossing	2" overlay	Entire Segment	\$ 126,500
Sorrell	Thompson Crossing	2" overlay	Entire Segment	\$ 227,500
			TOTAL	\$ 17,902,391