



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, November 20, 2023 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

SPECIAL PRESENTATIONS

1. Small Business Saturday Proclamation

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the 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.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

2. November 6, 2023 Meeting Minutes
3. Ordinance No. 2023-255, an Ordinance Amending Article VII of Chapter 7 of the Johnstown Municipal Code Concerning the Sale or Disposition of Dogs or Cats from a Pet Shop and Concerning Nuisance, Noisy and Vicious Animals
4. Ordinance 2023-257 Annexing 23165 Colorado Boulevard, Second Reading
5. Ordinance 2023-258 to Rezone the Property at 23165 Colorado Boulevard to R-1, Second Reading.
6. Ordinance 2023-259 Annexing 23019 Colorado Boulevard, Second Reading
7. Ordinance 2023-260 to Rezone the Property at 23019 Colorado Boulevard to R-1, Second Reading
8. Resolution 2023-46: Certifying Liens to Larimer and Weld Counties

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- [9.](#) Resolution 2023-55, Supporting the Application for an Energy Impact Grant from the State of Colorado, Department of Local Affairs

- [10.](#) October 2023 Financials

TOWN MANAGER REPORT

TOWN ATTORNEY REPORT

NEW BUSINESS

- [11.](#) Community Agreement between the Town of Johnstown and Downtown Colorado Inc.
- [12.](#) Discussion: Johnstown and Little Thompson Water District IGA
- [13.](#) Resolution 2023-53 Authorizing a Grant From the Town of Johnstown General Fund to the Town of Johnstown Sanitary Sewer Utility Enterprise
- [14.](#) Resolution 2023-54: A Resolution of the Town Council of the Town of Johnstown, Acting By and Through Its Water Utility Enterprise, Declaring Its Official Intent to Reimburse Itself With the Proceeds of the Issuance of Municipal Bonds For Certain Capital Expenditures Undertaken or To Be Undertaken By the Town; Generally Identifying the Capital Expenditures; and Providing Certain Other Matters in Connection Therewith.

PUBLIC HEARING

- [15.](#) Resolution 2023-52: Blue Sky Prairie Preliminary Plat SUB23-0008
- [16.](#) Second Public Hearing 2024 Budget
- [17.](#) Ordinance No. 2023-256, to Amend Chapter 4 Revenue and Finance, of the Johnstown Municipal Code
- [18.](#) Ordinance 2023-261: Vista Commons Rezone ZON23-0002 to R3 (Residential) and MU-RC (Regional Commercial)
- [19.](#) Ordinance 2023-262: Approving a Change of Zone for Property known as Massey Square to MU-NC (Neighborhood Commercial)

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

MAYOR'S COMMENTS

- [20.](#) Informational Items

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.



Town of Johnstown

PROCLAMATION

WHEREAS, the Town of Johnstown supports our local businesses that create jobs and preserve our community, and celebrates the contributions they make to boost our local economy; and

WHEREAS, according to the U.S. Small Business Administration, there are 33.2 million small businesses in the United States: small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62.7% of net new jobs created since 1995, and small businesses employ 46.4% of the employees in the private sector in the United States; and

WHEREAS, 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

WHEREAS, 72% of consumers reported that Small Business Saturday 2022 made them want to shop and dine at small, independently-owned retailers and restaurants all year long; and

WHEREAS, Johnstown, Colorado supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, therefore, be it resolved by the Town Council of the Town of Johnstown, that I, Troy D. Mellon, Mayor of the Town of Johnstown, Colorado on the 20th day of November, 2023, do hereby proclaim November 25, 2023 as:

SMALL BUSINESS SATURDAY

In the Town of Johnstown and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

TOWN OF JOHNSTOWN, COLORADO

By: _____

Troy D. Mellon, Mayor



Town of Johnstown

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, November 06, 2023 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Mellon called the meeting to order and led the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Present:

Councilmember Berg
Councilmember Molinar
Councilmember Morris
Councilmember Paranto
Councilmember Young
Mayor Mellon

Absent:

Councilmember Dominguez

AGENDA APPROVAL

Mr. LeCerf noted that the consent agenda item #10 had a revised agreement switched out in the packet.

Councilmember Berg to approve the agenda.

Councilmember Morris seconded and the motion passed.

SPECIAL PRESENTATIONS

1. Staff Member Introductions

Matt LeCerf, Town Manager, introduced several new Town employees.

Meghan Martinez, Communications and Marketing Manager,

Officer Gbunuguo Kassor, Police Department

Holly Darby, Senior Center Coordinator.

Tyler Smith- Planner

Lilly Cory- Planner I

EXECUTIVE SESSION

2. An executive session to receive legal advice from the Town attorney pursuant to C.R.S. Section 24-6-402(4)(b) regarding Revere North

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Councilmember Paranto moved ad recess into an executive session to receive legal advice from the Town Attorney pursuant to C.R.S. Section 24-6-402(4)(b) regarding Revere North

Councilmember Molinar seconded and the motion passed.

Council reconvened at 7:40 pm and Mayor Mellon stated no decisions were made and the only item discussed was the legal advice provided by the Town Attorney.

PUBLIC COMMENT

Several comments were emailed in for the record as listed below:

- Sandy Kennedy, regarding water rates.
- Michael Van Valkenburg, regarding having a King Soopers in Town.
- Wanda Marshall, regarding water rates.
- Rick Rice, regarding storm drains.
- Danean Sorensen, regarding water and sewer bill increase.

CONSENT AGENDA

Councilmember Berg moved to approve the consent agenda.

Councilmember Molinar seconded and the motion passed.

3. September 18, 2023 Meeting Minutes
4. Ordinance 2023-254: An Ordinance Amending Section 2-11 of The Johnstown Municipal Code Concerning Councilmember Vacancies
5. Resolution 2023-45 Acknowledging Receipt of the Fiscal Year 2024 Preliminary Budget
6. Resolution 2023-49 Findings Of Fact And Conclusions Based Thereon With Respect to Annexation of the Property Situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Known by Street Address as 23165 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately 1.22 Acres
7. Resolution 2023-50 Findings Of Fact And Conclusions Based Thereon With Respect to Annexation of the Property Situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Known by Street Address as 23019 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately 0.47 Acres
8. TRR Community Center & Construction Time Extension Request
9. 2024 Compensation Study
10. First Amendment to the Subdivision Development and Improvement Agreement, East Ledge Rock Center, Filing No. 3
11. Water Service Agreement - (Ledge Rock Center Commercial Irrigation)
12. Water & Sewer Service Agreement - Ledge Rock Center Multifamily North Amendment I, with Ledge Rock Center, LLC
13. September and October 2023 List of Bills
14. September 2023 Financial Statements

TOWN MANAGER REPORT

15. Town Manager's Report

Matt LeCerf, Town Manager, presented the report to Council included in the packet.

Council asked for the report to include statics from Municipal Court be broken into categories.

TOWN ATTORNEY REPORT

Avi Rocklin, Town Attorney, noted that the Town has been given an opportunity to class action lawsuit related to a pharmaceutical chemical output at one of the treatment centers.

Council has until December 4, 2023 to opt out. Council asked for the information in the next Council packet.

OLD BUSINESS

16. Resolution 2023-43 Approving the Preliminary Plat and Preliminary Development Plan for Revere North Subdivision (SUB)

Councilmember Berg moved to reconsider the motion of consideration of Resolution 2023-43.

Seconded by Councilmember Paranto

Councilmember Berg moved to reopen the Public Hearing for December 4, 2023

Seconded by Councilmember Paranto and the motion passed.

NEW BUSINESS

17. Johnstown Plaza Apartments & Storage Units- Request for External Use

Sarah Crosthwaite, Economic Development Manager, presented this item to Council, noting the request of Johnstown Plaza Apartments to allow the external use of the existing on-site storage units that were built when the apartments were constructed.

Paul Aiesi from Graycliff Capital, spoke to Council relating to the storage unit, noting a traffic study was conducted and was determined that traffic to the building was a minimal impact. Mr. Aiesi noted they acquired this location last year, noting they were 16% occupied in the storage unit.

Council asked for capacity for the apartments, which Mr. Aiesi noted is at 98%. He did note that 20% is generally where a residential storage unit is for capacity, and confirmed Graycliff was not the developer.

Council noted traffic concerns, safety concerns, image and what precedent being set for other construction being done in Johnstown.

Mr. Aiesi did note that their expectation is a need in the community for storage, the building is not 24-access and managed by professionals with security in mind.

Dialogue occurred about setting aside a certain percentage of the units for residents or residents of surrounding communities.

Council directed staff to bring back letter of agreement.

Councilmember Young moved to direct Staff to develop a letter agreement with Graycliff Capital for the Johnstown Plaza Storage Units for external leasing.

Councilmember Molinar seconded and the motion passed 5-1

NO VOTE: Berg

18. Town Alleyway Aesthetic Improvements

Mr. LeCerf presented this item to Council related to the planned undergrounding of a gas utility line in an alley on the West side of Parish Ave. Mr. LeCerf noted the staff did communicate with Xcel for placing all utility lines underground, allowing the ability to conduct aesthetic improvements. Xcel's project will take place around May of 2024. Funding is included in the 2024 budget for this project.

Council asked if any Town utilities are involved. Mr. LeCerf noted most likely no water, but staff is unsure about sewer/storm at this time. The Town GIS staff is working on locates for this area. Xcel has been asked to meet with property owners to discuss the project and what can be done to make this access as inconvenient as possible.

Council asked for clarification on the timeline, Mr. LeCerf noted Xcel appears to collate in the same trench. Council asked for Xcel to have a plan C and C regarding power and issues that may arise with the construction.

Councilmember Molinar moved to approve the professional services agreement with BHA Design, Inc. at a cost not to exceed \$312,615 and authorize the Town Manager to sign the Professional Services Agreement.

Councilmember Morris seconded and the motion passed.

19. An Agreement Between the Town of Johnstown and MWH Constructors for Early Construction and Equipment Procurement on the Water Treatment Plant Project

Ellen Hilbig, Utilities Director, presented this item to Council, noting early work activities and procurement. Ms. Hilbig noted the goal with this item is to stay on schedule and begin construction this winter, which is critical to the project. Ms. Hilbig did recommended that the contract approval be subject to contract approval by the Town Attorney.

Councilmember Berg moved to award the Construction Contract to MWH Constructors, Inc. for two early work packages in an amount not to exceed \$9,807,537 for Work Authorization 1 and \$22,543,126 for Work Authorization 2 and authorize the Town Manager to approve the use of an Owners Contingency in an amount not to exceed \$1.3 million subject to the contract being reviewed and approved by the Town Attorney

Councilmember Paranto seconded and the motion passed.

20. Resolution 2023-48 Amending the Water and Sewer Utility Rates and Fees of the Consolidate Town Fee Schedule

Mitzi McCoy, Deputy Town Manager, presented this item to Council, noting Town Council last adopted the fee schedule on March 6, 2023. This presentation is a result of the rate study that was conducted.

Ms. McCoy reviewed the various funds of the Town's budget and the enterprise funds, noting tax funds and property taxes do not go into the enterprise funds.

Current status of each of the funds were reviewed. It was noted the Town received a consent order from the State to come into compliance with state requirements related to the sewer fund. The water fund includes one treatment plant with four storage tanks. Ms. McCoy noted the Town has enough water but does not have the capacity to treat the water for current needs.

Ms. McCoy reviewed the recommended increases provided by the third-party consultant.

Council asked for clarification for where Johnstown sits compared to other Towns. Ms. McCoy noted this varies depending on rate fee.

Mayor Mellon opened public comment.

Ms. Dennis noted communication regarding this item, construction permits, and increase of fees.

Councilmember Molinar moved to approve Resolution 2023-48 Amending the Consolidated Town Fee Schedule.

Councilmember Young seconded and the motion passed.

21. Resolution 2023-47 - A Resolution authorizing the Town of Johnstown to enter into a grant award agreement with the Colorado Division of Homeland Security & Emergency Management concerning funding for updates to the Town of Johnstown Stormwater Master Plan.

Jason Elkins, Public Works Director, presented this item, noting the current Johnstown Stormwater Master Plan was adopted in 2001. This item would allow the Town to accept the grant from the Colorado Division of Homeland Security & Emergency Management, which includes a 10% match.

Council asked for clarification on timeline, which Mr. Elkins noted due to federal requirements an expected 6-8 months to start the analysis.

Councilmember Morris moved to Approve Resolution 2023-47 A Resolution authorizing the Town of Johnstown to enter into a grant award agreement with the Colorado Division of Homeland Security & Emergency Management concerning funding for updates to the Town of Johnstown Stormwater Master Plan.

Councilmember Berg seconded and the motion passed.

22. Little Thompson Trail Pedestrian Bridge Deposit

Mr. Elkins presented this item to Council the request for a 50% deposit on the Little Thompson Trail for a pedestrian bridge. Due to lead times of 8-10 months for materials, staff would request a deposit be made to begin the project. As the bridge is being fabricated the goal would be to coordinate projects to complete the project with installation of the bridge.

Councilmember Morris move to approve the deposit and authorize the Town Manager to execute the purchase invoice as appropriate and necessary to procure the pedestrian bridge for the Little Thompson Trail Project.

Councilmember Paranto seconded and the motion passed.

23. Johnstown Veterans Memorial Landscaping Request

Councilmember Berg recused.

Mr. LeCerf presented the request from Johnstown Veteran's Memorial LLC to complete the project, noting the roundabout landscaping is yet to be completed.

Council asked for clarification for type of landscaping. Mr. LeCerf noted it would be Zeric-scaping, low water and low maintenance grasses.

Councilmember Paranto moved to approve the financial support of the Johnstown Veterans Memorial at a cost of not more than \$18,000.

Councilmember Morris seconded and the motion passed - 5-0

RECUSED: Berg

PUBLIC HEARING

24. 2024 Proposed Budget

Mayor Mellon opened the public hearing.

Devon McCarty, Finance Director, presented the proposed 2024 budget to Council, overviewing regulations and processes. Ms. McCarty noted a new fund for the Arts & Culture Fund was included in the proposed budget and reviewed the various funds in the 2024 proposed budget.

Mayor Mellon opened the hearing for public comment.

Jim Hatfield requested new trees for Clearview Park out of the Parks Budget, and inquired if the budget would be adjusted if Proposition HH passes on the ballot on November 7, 2023.

Mayor Mellon closed public comment and the public hearing.

25. Ordinance No. 2023-255, an Ordinance Amending Article VII of Chapter 7 of the Johnstown Municipal Code Concerning the Sale or Disposition of Dogs or Cats from a Pet Shop and Concerning Nuisance, Noisy and Vicious Animals

Mayor Mellon opened the public hearing.

Avi Rocklin, Town Attorney, presented this item to Council based on Council's direction from a previous work session. Also proposed to Council is the definition section of the code, nuisance was clarified, and other administrative clarifications.

Council asked to include taking a strict stance for pet owners leaving animals outside with no shelter, access to water or pets being left in cars, and mandatory tickets for such items. Discussion took place concerning these items and other code sections that may apply. Council noted needing clarity on these items in other communities, and requested staff come back no later than February with another ordinance addressing these items.

Mayor Mellon opened the hearing for public comment.

Cara Thorsen, Fort Collins - spoke in favor of this ordinance.

Lauren Rombach, Littleton - spoke in favor of this ordinance.

Valerie Hunter-Goss, Fort Collins - spoke in favor of this ordinance.

Molly NAME, Fort Collins- spoke in favor of this ordinance.

Danielle Demateis, Greeley - spoke in favor of this ordinance.

Mayor Mellon closed the public comment for the public hearing.

Mayor Mellon closed the public hearing.

Councilmember Young move to approve Ordinance 2023-255 an Ordinance Amending Article VII of Chapter 7 of the Johnstown Municipal Code Concerning the Sale or Disposition of Dogs or Cats from a Pet Shop and Concerning Nuisance, Noisy and Vicious Animals, on first reading.

Councilmember Berg seconded and the motion passed.

26. An Ordinance 2023-257 Annexing Certain Unincorporated Lands Located in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Known by Street Address as 23165 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately 1.22 Acres

Mayor Mellon opened the public hearing.

Mr. LeCerf presented this annexation, noting it is one of the two properties recently acquired by the Town, an enclave entirely surrounding by the Town boundaries.

Mayor Mellon asked for public comment in favor or opposed to this item, to which there was none.

Mayor Mellon closed public hearing.

Councilmember Morris moved to approve Ordinance 2023-257 as presented on first reading.

Councilmember Paranto seconded and the motion passed.

27. Ordinance 2023-258 Approval of R-1 Zoning of the Property Located in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State Of Colorado, Known By Street Address as 23165 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately 1.22 Acres

Mayor Mellon opened the public hearing.

Mr. LeCerf presented the R-1 zoning request for the previously considered annexation, which would be a allowable use for government facilities.

Mayor Mellon asked for public comment in favor or opposed to this item, to which there was none.

Mayor Mellon closed public hearing.

Councilmember Paranto moved to approve Ordinance 2023-258 as presented on first reading.

Councilmember Morris seconded and the motion passed.

28. Ordinance 2023-259 Annexing Certain Unincorporated Lands Located in the Southeast Quarter of The Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, Known by Street Address as 23019 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately .47 Acres

Mayor Mellon opened the public hearing.

Mr. LeCerf presented this annexation, noting the second of two recently acquired, located at the North West corner of Hwy 60. This is also an enclave completely surrounded by the Town. The property usage would be mainly for right-of-way for Highway 60/Colorado Blvd expansion.

Mayor Mellon asked for public comment in favor or opposed to this item, to which there was none.

Mayor Mellon closed public hearing.

Councilmember Morris moved to approve Ordinance 2023-259 as presented on first reading.

Councilmember Berg seconded and the motion passed.

29. Ordinance 2023-260 Approval of R-1 Zoning of the Property Located in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State Of Colorado, Known By Street Address as 23019 Colorado Boulevard, Johnstown, Colorado 80534, Consisting of Approximately 0.47 Acres

Mayor Mellon opened the public hearing.

Mr. LeCerf presented the zoning request for this annexation as R-1 zoning which would be an allowable use for roadway use.

Mayor Mellon asked for public comment in favor or opposed to this item, to which there was none.

Mayor Mellon closed public hearing.

Councilmember Young moved to approve Ordinance 2023-260 as presented on first reading approving to rezone the property to R-1.

Councilmember Berg seconded and the motion passed.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto officially being licensed as a Professional Engineer.

Councilmember Berg noted Trick or Treat Street success. It was also noted Thursday November 9, 2023 the local J & M Post is hosting a small vehicle parade and Elwell Elementary is also hosting a ceremony on the 9th.

MAYOR'S COMMENTS

Mayor Mellon acknowledged a ride along with the Johnstown Police Department.

INFORMATIONAL ITEMS

Informational items were included in the packet.

30. Informational Items

ADJOURN

Mayor Mellon adjourned the November 6, 2023 meeting at 10:36 p.m.

Troy D. Mellon, Mayor

Hannah Hill, Town Clerk



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Ordinance No. 2023-255 an Ordinance Amending Article VII of Chapter 7 of the Johnstown Municipal Code Concerning the Sale or Disposition of Dogs or Cats from a Pet Shop and Concerning Nuisance, Noisy and Vicious Animals

ACTION PROPOSED: Consider Ordinance No. 2023-255

ATTACHMENTS: 1. Ordinance No. 2023-255

PRESENTED BY: Avi Rocklin, Town Attorney
Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 6, 2023.

Ordinance No. 2023-255 as proposed, amends Article VII of Chapter 7 of the Johnstown Municipal Code (“Animal Code”). The ordinance: (i) enacts a regulation prohibiting the sale of dogs or cats from pet shops absent limited circumstances; (ii) amends the definition section in the Animal Code; (iii) provides that a law enforcement officer may make a prima facie determination as to whether noise is excessive or continuous; (iv) cleans up the nuisance animal section; (v) corrects an inconsistency related to vicious animal; and (vi) removes specified fines for violations of the Animal Code.

Pet Shop: Section 7-149 of the Animal Code

Due to concerns about the conditions associated with the sale or disposition of dogs and cats that originate from puppy and kitten mills and are sold at pet shops, members of the public made a presentation to the Town Council requesting that the Town Council prohibit the sale or disposition of dogs and cats from pet shops. The Humane Society of the United States has similarly found that puppy and kitten mills constitute inhumane commercial breeding facilities that disregard the animals’ physical and emotional health to maximize profits. The Town Council is entitled to prohibit unwholesome business practices in the Town. Due to the concerns regarding the sale or disposition of dogs or cats that originate from puppy or kitten mills and are sold at pet shops, the Town Council requested that Town Staff prepare an ordinance prohibiting the sale or disposition of dogs or cats from a pet shop, with limited exception. The proposed ordinance adds Section 7-149 to the Animal Code, prohibiting such sales except when a pet shop collaborates with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats.

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Definitions: Section 7-121 of the Animal Code

The proposed ordinance amends Section 7-121 of the Animal Code to add definitions supporting the pet shop provisions and omit terms not otherwise used in, and terms moved to, other sections of the Animal Code.

Noisy Animal: Section 7-136 of the Animal Code

The proposed ordinance amends Section 7-136 of the Animal Code to provide that a code enforcement officer, police officer or other designated officer of the Town may make a prima facie determination as to whether noise is excessive or continuous. If a police officer finds probable cause, the charge may be brought without such determination.

Nuisance Animal: Section 7-135 of the Animal Code

The proposed ordinance amends Section 7-135 of the Animal Code to move the definition of nuisance animal from Section 7-121 into this section and clarifies the definition of nuisance animal. The ordinance provides that all dogs may be in a park as long as the dog is leashed and that a code enforcement officer, police officer or other designated officer of the Town may make a prima facie determination as to whether odor, dust, noise or drainage is offensive to the use or enjoyment of adjoining properties.

Vicious Animal: Section 7-139 of the Animal Code

The proposed ordinance amends Section 7-139 of the Animal Code to clarify an inconsistency about when a vicious animal may remain in the Town. The Animal Code, as written, provides that a vicious animal may remain in the Town when a law enforcement officer requires the dog to be confined, muzzled and leashed and when the owner obtains insurance and posts a sign.

Violations: Section 7-154 of the Animal Code

The proposed ordinance amends Section 7-139 of the Animal Code to omit the specified fines. If the Town Council would like to specify fines, the Town Council may direct staff who will request that the Municipal Court Judge add such fines to the Municipal Court Fine Schedule.

LEGAL ADVICE:

The Town Attorney prepared Ordinance No. 2023-255

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve Ordinance No. 2023-255 on second reading.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

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**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-255**

**AN ORDINANCE AMENDING ARTICLE VII OF CHAPTER 7 OF THE JOHNSTOWN
MUNICIPAL CODE CONCERNING THE SALE OR DISPOSITION OF DOGS OR
CATS FROM A PET SHOP AND CONCERNING NUISANCE, NOISY AND VICIOUS
ANIMALS**

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

WHEREAS, Article VII of Chapter 7 of the Johnstown Municipal Code regulates animal control and animal offenses; and

WHEREAS, due to concerns about the conditions associated with the sale or disposition of dogs and cats that originate from puppy and kitten mills and are sold at pet shops, members of the public made a presentation to the Town Council requesting that the Town Council prohibit the sale or disposition of dogs and cats from pet shops; and

WHEREAS, the Humane Society of the United States has similarly found that puppy and kitten mills constitute inhumane commercial breeding facilities that disregard the animals' physical and emotional health to maximize profits; and

WHEREAS, based upon the concerns raised by the members of the public along with data generated by the Humane Society of the United States, the Town Council finds that the sale or disposition of dogs or cats that originate from puppy or kitten mills and are sold at pet shops is an unwholesome business practice and desires to prohibit the sale or disposition of dogs or cats from a pet shop; and

WHEREAS, the Town Council further desires to amend certain other provisions of Article VII of Chapter 7 to update Section 7-121 related to definitions, revise and supplement Section 7-135 relating to nuisance animals and Section 7-136 related to noisy animals and clarify Section 7-139 related to vicious animals; and

WHEREAS, to effectuate the foregoing, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town of Johnstown.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Section 7-121 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-121. Definitions.

As used in this Article, the following words have the following meanings:

- (1) *Animal* means any live, vertebrate creature, domestic or wild, except human primate.
- (2) *Animal care facility* means an animal control center or animal shelter maintained by or under contract with any state, county or municipality, with a mission and practice of, in whole or significant part, to rescue and place animals in permanent homes.
- (3) *Animal rescue organization* means a nonprofit organization with tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, with a mission or practice, in whole or significant part, to rescue or place animals in permanent homes.
- (4) *Animal shelter* or *impoundment facility* means a facility that, in addition to other activities, provides care for animals impounded pursuant to this Article.
- (5) *At large* means off the premises of the owner and not under the control of the owner.
- (6) *Cat* means any animal of the species *Felis catus* or any hybrid thereof.
- (7) *Code enforcement officer* means a peace officer so designated by law, the ordinances of the Town or by written order of the Chief of Police to enforce the provisions of this Article.
- (8) *Dog* means any canine animal, including those related to the wolf, fox, coyote, or jackal.
- (9) *Exotic animal* means nonhuman primate, skunk, fox, raccoon, wild/exotic cat and similar animals.
- (10) *Farm animal* means horse, mule, ass, sheep, goat (excluding pygmy goat), llama, swine (excluding pot belly pig), cow or other cloven hoofed animals commonly known as livestock.
- (11) *Fowl animal* means chicken, turkey, goose, duck, guinea, household bird, pigeon and similar animals provided they are for the enjoyment of the occupants of the lot and are not kept primarily for the purpose of sale or commercial endeavor. Commercial activities must comply with all other ordinances and zoning regulations.
- (12) *Household* means a dwelling unit and surrounding property customarily used by a single family for living purposes.
- (13) *Livestock* means any bovine animal, horse, mule, ass, sheep or goat (except pygmy goat).
- (14) *Owner* means any person, partnership or corporation owning any animal or animals, or having the same in his or her or its care, custody or control, or who causes, encourages or suffers the same to remain upon their premises for a period of three (3) consecutive days or more.
- (15) *Pet animals* means domestic dog, domestic cat, rabbit, guinea pig, hamster, mouse, snake, iguana, turtle, pot belly pig, pygmy goat, ferret and similar animals provided they are for the enjoyment of the occupants of the lot and are not kept primarily for the purpose of sale or commercial endeavor.
- (16) *Pet shop* means a retail establishment where animals are sold, exchanged, bartered, or offered for sale as pets to the general public at retail, but excluding an animal care facility or animal rescue organization.
- (17) *Premises* means real property owned, rented, leased, used, kept or occupied by a person or persons, a partnership, a corporation or governmental unit, howsoever described.
- (18) *Raptor* means any migratory bird that is a member of falconiformes or strigiformes and, specifically, but not by way of limitation, means falcons, hawks, owls and eagles.

- (19) *Rodent pest* means any prairie dog, ground squirrel, pocket gopher, jackrabbit or other rodent not commonly kept within the home.
- (20) *Trap* means any device used to contain or capture an animal.
 - a. *Humane trap* means any trap which does not cause injury to the animal trapped.
 - b. *Inhumane trap* means any trap which causes injury to the animal trapped.
- (21) *Wild animal* means any monkey (nonhuman primate), raccoon, skunk, poisonous snake or reptile, jaguar, cheetah, mountain lion, wildcat, panther, margay or any other species of cats other than ordinarily domesticated house cats, any bear, any nonpoisonous snake longer than six (6) feet, any crocodile or alligator longer than one (1) foot, any badger, prairie dog, beaver, muskrat or bat, or any wolf, coyote, fox or other species of canine other than ordinarily domesticated dogs.

Section 2. Section 7-125 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-125. License exemptions.

A license shall not be required for:

- (a) A dog or cat under the age of six (6) months;
- (b) A seeing-eye dog; or
- (c) A dog or cat brought into the Town for less than a thirty (30) day period if licensed by another municipality.

Section 3. Section 7-135 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-135. Nuisance animals prohibited.

- (a) The following animal behaviors constitute a public nuisance. Any animal that:
 - 1. Menaces, attacks or bites persons or vehicles;
 - 2. Menaces, attacks or bites other animals;
 - 3. Goes upon school premises without the permission of the person in charge thereof;
 - 4. Is at large;
 - 5. Damages or destroys private or public property;
 - 6. Barks, howls, yelps, bawls or makes other loud, persistent noise in a manner which, under nonmitigating circumstances, could be considered by reasonable persons of ordinary sensibilities as excessive or continuous;
 - 7. Being a female in heat, because of the nature of its confinement, or lack of the same, has attracted other animals and caused them to congregate or remain on or about any premises; or
 - 8. Any other act or condition in this Article designated as a nuisance.
- (b) Public nuisances created by animals are prohibited in the Town, and the owner shall be deemed responsible for the actions of the animal.

- (c) Areas in which animals are kept shall be maintained in a manner that does not create odors, dust, noise or drainage offensive to the use or enjoyment of adjoining properties based on the senses of smell, hearing or sight of reasonable persons with ordinary sensibilities. For purposes of this section, a code enforcement officer, police officer or other designated officer of the Town may make a prima facie determination as to whether odor, dust, noise or drainage is offensive to the use or enjoyment of adjoining properties. The failure to maintain areas in which animals are kept in the manner provided herein constitutes a public nuisance and is prohibited.

Section 4. Subsection 7-136(a) of Article VII of Chapter 7 of the Johnstown Municipal Code shall repealed and readopted to read as follows:

Sec. 7-136. Noisy animals.

- (a) It is unlawful for the owner, keeper, harbinger or any other person who has assumed the responsibility for an animal to permit such animal kept in any yard, house or other place to bark, howl, yelp, bawl or make other loud and persistent noise in a manner which, under nonmitigating circumstances, could be considered by reasonable persons of ordinary sensibilities as excessive or continuous. For purposes of this section, a code enforcement officer, police officer or other designated officer of the Town may make a prima facie determination as to whether the noise is excessive or continuous.

Section 5. The opening clause of Subsection 7-139(b) of Article VII of Chapter 7 of the Johnstown Municipal Code shall be amended to read as follows:

Sec. 7-139. Vicious animals.

...

- (b) No person shall own, keep, harbor or possess any vicious animal in the Town except as provided herein; provided, however, that an animal shall not be deemed a vicious animal because it has attacked or bitten any of the following persons:

....

Section 6. Section 7-149 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-149. Restrictions on the Sale of Cats and Dogs.

No pet shop shall sell, deliver, offer for sale, barter, auction or otherwise transfer or dispose of dogs or cats. Notwithstanding the foregoing, a pet shop may collaborate with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided that the pet shop does not have an ownership interest in the dogs or cats offered for adoption and posts a sign with the name of the animal care facility or animal rescue organization from which the pet shop acquired each dog or cat.

Section 7. Section 7-154 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-154. Violation; cumulative remedies.

- (a) Any person who violates any provision of this Article may be punished in accordance with the provisions of Article IV of Chapter 1 of the Code.
- (b) No remedy provided herein shall be exclusive, but the same shall be cumulative. The taking of any action permitted by this Article shall not preclude or prevent the taking of other action, including the filing a charge or conviction of a violation of this Article in the Municipal Court.

Section 8. Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

Section 9. Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. 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 6 day of November, 2023.

ATTEST:

By: Hannah Hill

Hannah Hill, Town Clerk



By: Troy D. Mellon

Troy D. Mellon, Mayor

TOWN OF JOHNSTOWN, COLORADO

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2023.

ATTEST:

By: _____

Hannah Hill, Town Clerk

By: _____

Troy D. Mellon, Mayor

TOWN OF JOHNSTOWN, COLORADO

rechner





Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Second Reading Ordinance 2023-257

ACTION PROPOSED: Second Reading of Ordinance 2023-257 Annexing 23165 Colorado Boulevard

ATTACHMENTS: 1. Ordinance 2023-257

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 6, 2023.

Enclosed for review and consideration is Ordinance 2023-257. This ordinance will allow annexation of the Crooks property, recently purchased by the Town. The property consists of roughly 1.22 acres and is an enclave in the Town, completely surrounded by property within the Town limits of Johnstown. The annexation process is slightly different from a typical annexation as described below in the Colorado Municipal League guidance on municipally owned land.

Municipally-Owned Land

The statute expressly permits annexation of unincorporated land owned by the annexing municipality, by ordinance, without notice and hearing. The property still must have the required one-sixth contiguity under Colorado Revised Statute § 31-12-104 and meet the requirements of Colorado Revised Statute § 31-12-105 and section 30(1)(c) of Article II of the Colorado Constitution (Poundstone II). The annexing ordinance must state that the area proposed to be annexed is owned by the annexing municipality and is not solely a public street or right-of-way.

Due to the facts that the Town is the applicant and the property exists as an enclave surrounded by the incorporated limits of Johnstown, Staff recommends supporting this annexation.

LEGAL ADVICE:

Ordinance 2023-257 was drafted by the Town Attorney.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

FINANCIAL ADVICE:

Not Applicable.

RECOMMENDED ACTION: Staff Recommends approval of Ordinance 2023-257 on second reading.

Reviewed and Approved for Presentation,



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-257

ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, KNOWN BY STREET ADDRESS AS 23165 COLORADO BOULEVARD, JOHNSTOWN, COLORADO 80534, CONSISTING OF APPROXIMATELY 1.22 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, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, the Town owns the real property situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25666 PT SE4 1 4 68 COMM SE COR SEC N721.06' TO TRUE POB N86D12'W 240.57' N0D35'E 246.54' ALG EXISTING FENCE LN N89D07'E 237.53' S266.03' TO POB, County of Weld, State of Colorado, by street address as 23165 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000024, consisting of approximately 1.22 acres ("Property"); and

WHEREAS, the Property is not solely a public street or right-of-way; and

WHEREAS, on November 6, 2023, the Town Council conducted a public hearing on the proposed annexation of the Property; and

WHEREAS, based on the evidence contained in the official records of the Town and the evidence produced at the hearing, the Town Council desires to annex the Property.

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

Section 1. The annexation of certain unincorporated property situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25666 PT SE4 1 4 68 COMM SE COR SEC N721.06' TO TRUE POB N86D12'W 240.57' N0D35'E 246.54' ALG EXISTING FENCE LN N89D07'E 237.53' S266.03' TO POB, County of Weld, State of Colorado, by street address as 23165 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000024, consisting of approximately 1.22 acres, being more particularly described on Exhibit A, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

Section 2. The annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2024.

Section 3. Within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

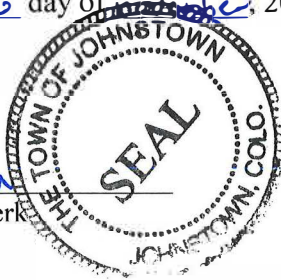
- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder.

Section 4. This Ordinance shall take effect as provided by State law.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 6 day of October, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

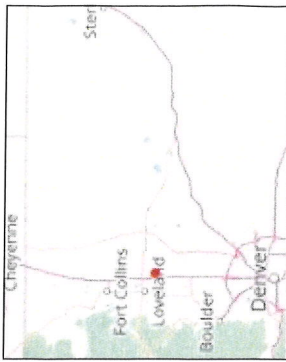
By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



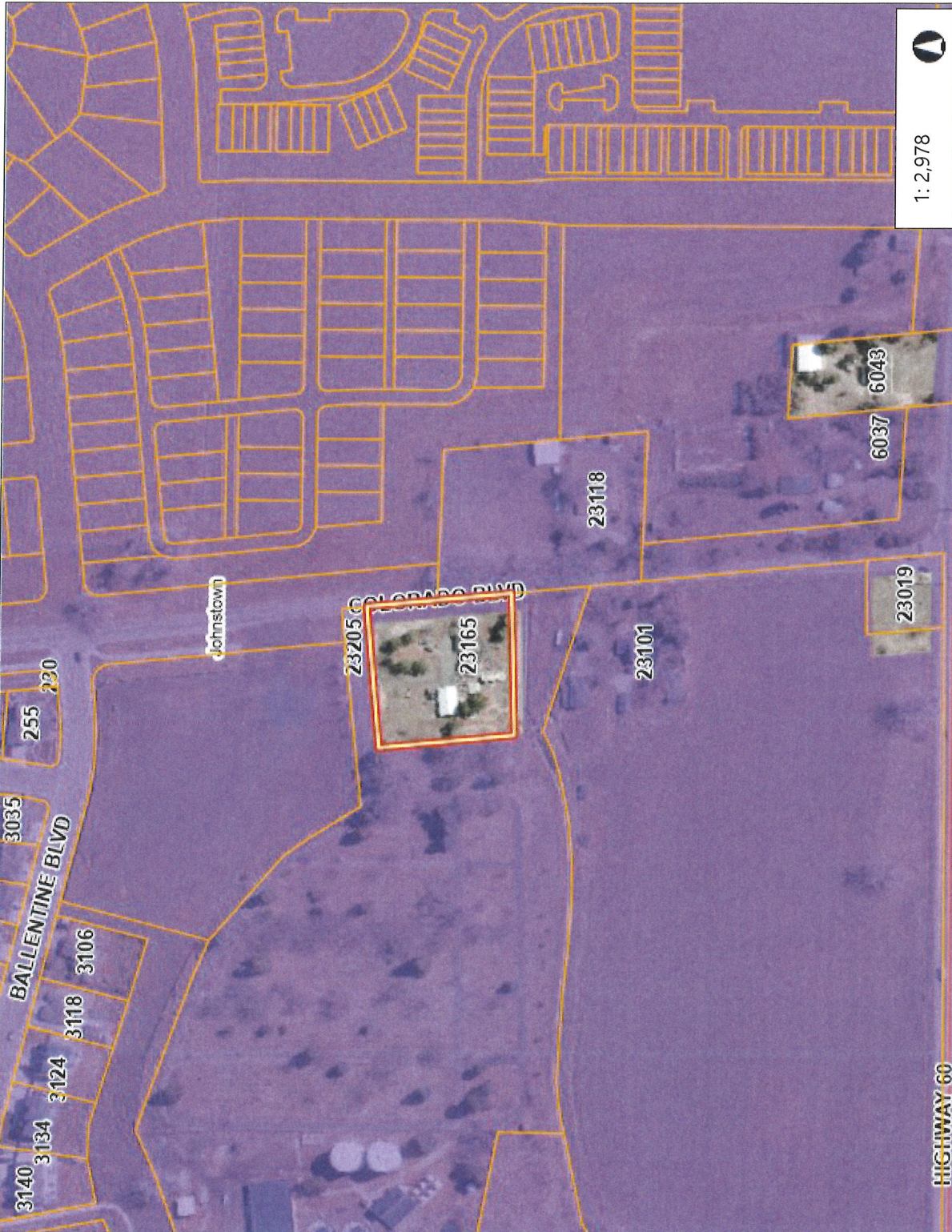
WELD COUNTY
ONLINE MAPPING

Exhibit A



Legend

- Parcels
- Highway
- County Boundary



1: 2,978



Notes

496.3 0 248.15 496.3 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere

©Weld County Colorado

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Item #4.



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Second Reading Ordinance 2023-258

ACTION PROPOSED: Consider Second Reading of Ordinance 2023-258 to Rezone the Property to R-1

ATTACHMENTS: 1. Ordinance 2023-258

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 6, 2023.

Enclosed for review and consideration is Ordinance 2023-258. This ordinance will approve and authorize a rezone of the property to R-1 in conjunction with the annexation. The applicant and the property owner are both the Town of Johnstown who recently acquired the property in September 2023. While full use of the property has not been determined, it is a strong possibility that this property may facilitate the expansion of the cemetery property at a time determined necessary in the future. The R-1 zoning would be compatible with the use of this property for a cemetery. We are currently assessing the condition and merits of keeping the various structures on the property since some are in mediocre condition while at the same time being cognizant of the need to present Town property in the best condition possible.

LEGAL ADVICE:

Ordinance 2023-258 was drafted by the Town Attorney.

FINANCIAL ADVICE:

Not Applicable.

RECOMMENDED ACTION: Staff Recommends approval of Ordinance 2023-258 on second reading.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

Johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-258**

APPROVAL OF R-1 ZONING OF THE PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, KNOWN BY STREET ADDRESS AS 23165 COLORADO BOULEVARD, JOHNSTOWN, COLORADO 80534, CONSISTING OF APPROXIMATELY 1.22 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, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, the Town Council approved annexation of certain property situated in the situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25666 PT SE4 1 4 68 COMM SE COR SEC N721.06' TO TRUE POB N86D12'W 240.57' N0D35'E 246.54' ALG EXISTING FENCE LN N89D07'E 237.53' S266.03' TO POB, County of Weld, State of Colorado, by street address as 23165 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000024, consisting of approximately 1.22 acres, more particularly described on the attached Exhibit A ("Property"); and

WHEREAS, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

WHEREAS, on November 6, 2023, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence contained in the official records of the Town and the evidence produced at the hearing, finds that the requested zoning of the Property to R-1, Single-family Neighborhood, conforms to the Town's Comprehensive Plan and is proper.

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

1. Zoning Approval. Zoning of the Property shall hereby be designated as R-1, Single-family Neighborhood.
2. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("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 the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation

of the Property. At such time, the Town Clerk is directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder. 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 6 day of november, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

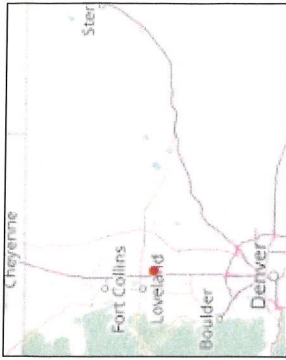
By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

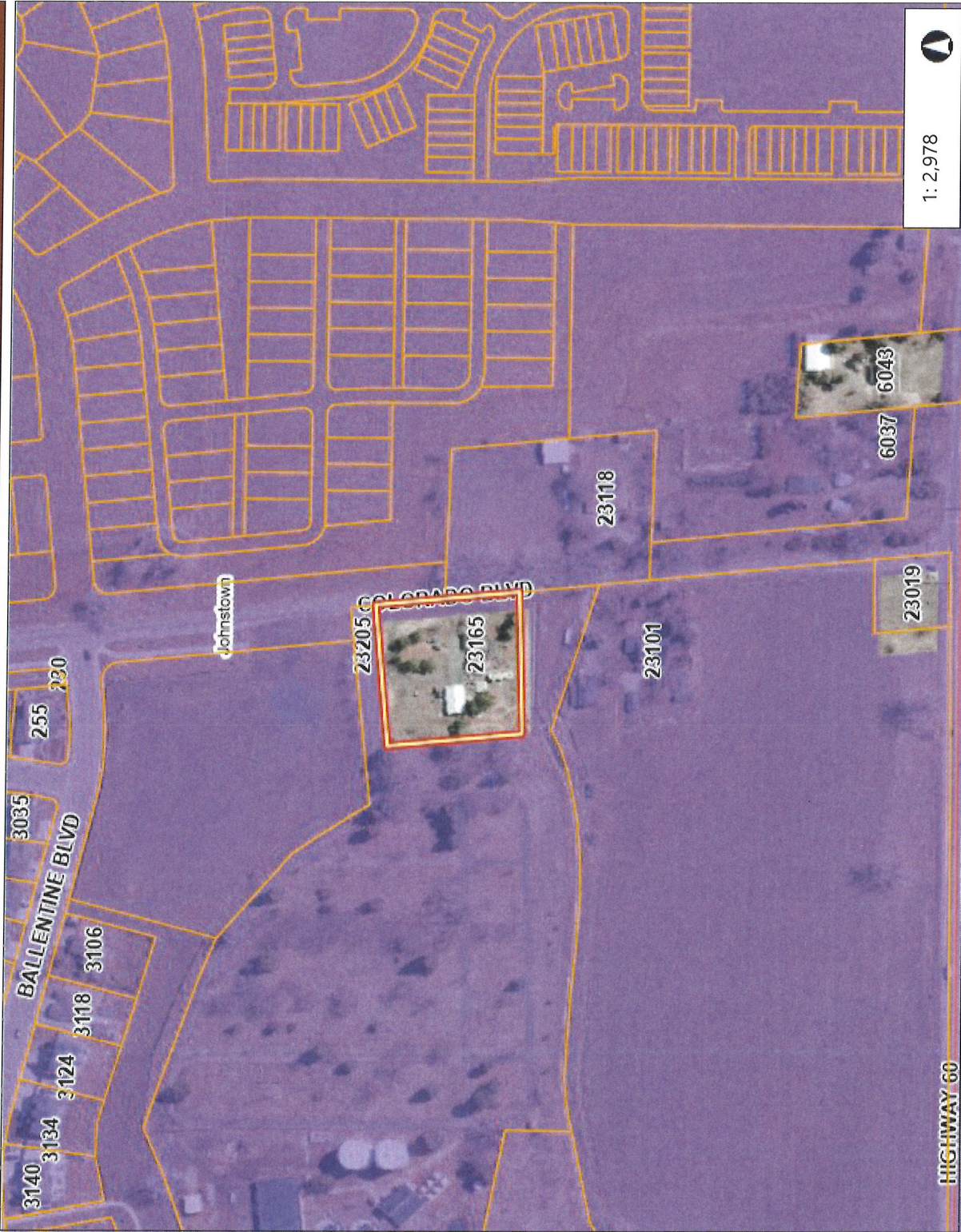


WELD COUNTY
ONLINE MAPPING

Exhibit A



- Legend
- Parcels
 - Highway
 - County Boundary



1: 2,978



496.3 0 248.15 496.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Item #5.



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Second Reading Ordinance 2023-259

ACTION PROPOSED: Consider Second Reading of Ordinance 2023-259 Annexing 23019 Colorado Boulevard

ATTACHMENTS: 1. Ordinance 2023-259

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 6, 2023.

Enclosed for review and consideration is Ordinance 2023-259. This ordinance will allow annexation of the Centennial Ridge, LLC property, recently purchased by the Town. The property consists of roughly 0.47 acres and is an enclave in the Town, completely surrounded by property within the Town limits of Johnstown. The annexation process is slightly different from a typical annexation as described below in the Colorado Municipal League guidance on municipally owned land.

Municipally-Owned Land

The statute expressly permits annexation of unincorporated land owned by the annexing municipality, by ordinance, without notice and hearing. The property still must have the required one-sixth contiguity under Colorado Revised Statute § 31-12-104 and meet the requirements of Colorado Revised Statute § 31-12-105 and section 30(1)(c) of Article II of the Colorado Constitution (Poundstone II). The annexing ordinance must state that the area proposed to be annexed is owned by the annexing municipality and is not solely a public street or right-of-way.

Due to the facts that the Town is the applicant and the property exists as an enclave surrounded by the incorporated limits of Johnstown, Staff recommends supporting this annexation.

LEGAL ADVICE:

Ordinance 2023-259 was drafted by the Town Attorney.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

FINANCIAL ADVICE:

Not Applicable.

RECOMMENDED ACTION: Staff Recommends approval of Ordinance 2023-259 on second reading.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

Johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-259**

ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, KNOWN BY STREET ADDRESS AS 23019 COLORADO BOULEVARD, JOHNSTOWN, COLORADO 80534, CONSISTING OF APPROXIMATELY .47 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, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, the Town owns the real property situated in the Southeast Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25668 PT SE4SE4 1 4 68 BEG SE COR SEC W165' N125' E165' S125' TO BEG EXC UPRR RES, County of Weld, State of Colorado, by street address as 23019 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000008, consisting of approximately .47 acres ("Property"); and

WHEREAS, the Property is not solely a public street or right-of-way; and

WHEREAS, on November 6, 2023, the Town Council conducted a public hearing on the proposed annexation of the Property; and

WHEREAS, based on the evidence contained in the official records of the Town and the evidence produced at the hearing, the Town Council desires to annex the Property.

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

Section 1. The annexation of certain unincorporated property situated in the Southeast Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25668 PT SE4SE4 1 4 68 BEG SE COR SEC W165' N125' E165' S125' TO BEG EXC UPRR RES, County of Weld, State of Colorado, by street address as 23019 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000008, consisting of approximately .47 acres, being more particularly described on Exhibit A, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

Section 2. The annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of

general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2024.

Section 3. Within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

- A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
- B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder.

Section 4. This Ordinance shall take effect as provided by State law.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 6 day of November, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

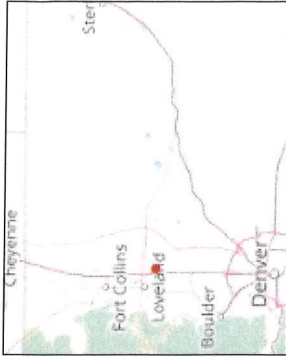
PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



- Legend
- Parcels
 - Highway
 - County Boundary



1: 2,978



496.3 0 248.15 496.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Second Reading Ordinance 2023-260

ACTION PROPOSED: Consider Second Reading of Ordinance 2023-260 to Rezone the Property at 23019 Colorado Boulevard to R-1

ATTACHMENTS: 1. Ordinance 2023-260

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

A public hearing and approval on first reading was completed on November 6, 2023.

Enclosed for review and consideration is Ordinance 2023-260. This ordinance will approve and authorize a rezone of the property to R-1 in conjunction with the annexation. The applicant and the property owner are both the Town of Johnstown who recently acquired the property in September 2023. The use of the property will predominantly be used for the expansion of the Highway 60 and Colorado Boulevard to its ultimate design when traffic and development conditions merit the ultimate build-out. The Town anticipates making interim improvements to the intersection in FY 2024 which are current in the design phase. There will be about 5,500 square feet remaining from this property after the full construction of this intersection. The purpose of this excess land has yet to be determined, but will likely not be used for development. Initial alternatives include possibly a site opportunity for the Town's Public Art Program. Until improvements are made, the Town will maintain this property.

LEGAL ADVICE:

Ordinance 2023-260 was drafted by the Town Attorney.

FINANCIAL ADVICE:

Not Applicable.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

RECOMMENDED ACTION: Staff Recommends approval of Ordinance 2023-260 on second reading.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

Johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-260**

**APPROVAL OF R-1 ZONING OF THE PROPERTY LOCATED IN THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO, KNOWN BY STREET
ADDRESS AS 23019 COLORADO BOULEVARD, JOHNSTOWN,
COLORADO 80534, CONSISTING OF APPROXIMATELY .47 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, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, the Town Council approved annexation of certain property situated in the situated in the Southeast Quarter of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, known by legal description as 25668 PT SE4SE4 1 4 68 BEG SE COR SEC W165' N125' E165' S125' TO BEG EXC UPRR RES, County of Weld, State of Colorado, by street address as 23019 Colorado Boulevard, Johnstown, Colorado, 80534, and by Parcel No. 106101000008, consisting of approximately .47 acres, more particularly described on the attached Exhibit A ("Property"); and

WHEREAS, pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

WHEREAS, on November 6, 2023, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence contained in the official records of the Town and the evidence produced at the hearing, finds that the requested zoning of the Property to R-1, Single-family Neighborhood, conforms to the Town's Comprehensive Plan and is proper.

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

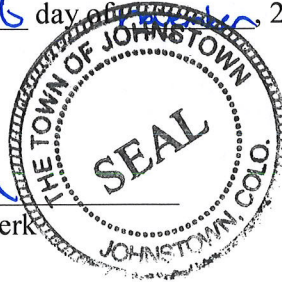
1. Zoning Approval. Zoning of the Property shall hereby be designated as R-1, Single-family Neighborhood.
2. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") 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 the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the Property. At such time, the Town Clerk is directed to file this Ordinance with

the real estate records of the Weld County Clerk and Recorder. 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 6 day of October, 2023.

ATTEST:

By: Hannah Hill
Hannah Hill, Town Clerk



TOWN OF JOHNSTOWN, COLORADO

By: Troy D. Mellon
Troy D. Mellon, Mayor

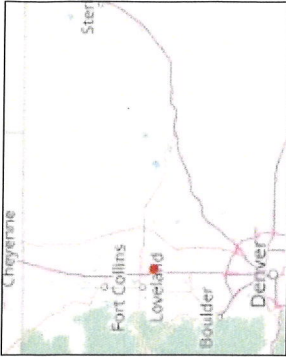
PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



- Legend
- Parcels
 - Highway
 - County Boundary



1: 2,978



496.3 0 248.15 496.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
©Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Item #7.



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: 2023 Lien Certification for Larimer and Weld Counties

ATTACHMENTS: 1. Resolution 2023-46, Certifying the Liens to Larimer and Weld Counties

PRESENTED BY: Devon McCarty, Finance Director

AGENDA ITEM DESCRIPTION:

CRS 31–20–105 authorizes municipalities to collect all delinquent charges, assessments or taxes by certifying them to the county treasurer. The Town adopted Sections 7-11, 7-64,13-8, and 16-306 of the municipal code by ordinance, that address the rights of the Town to collect utility charges and to collect past due, unpaid balances by placing a lien with the county treasurer to be collected with the real estate taxes.

Each year, Larimer and Weld Counties accept worksheets containing property numbers, and outstanding amounts due from municipalities that wish to have the County Treasurer collect the past due amounts. The county then adds the delinquent charges, assessments or taxes along with a 10% fee for processing to the property tax bill associated with the outstanding debt.

Municipalities take advantage of this opportunity and use it to collect a variety of outstanding debt owed to the City/Town for things such as utility bills, property abatements, special assessments, permits, etc. The Town of Johnstown has used it in the past primarily for utility bill collection and for property abatement collections.

Currently, the Town does not have utility accounts in Larimer County that meet the criteria set for outstanding accounts. The Town has 5 utility accounts in Weld County that are outstanding with a collective balance owing of \$2,574.10. The Town has sent letters to the customers notifying them of the status of their accounts and encouraging them to remit payment to the Town to avoid the special assessment, so should customers make payments on their accounts prior to the date required for certification, those numbers could change.

The Community That Cares

www.TownofJohnstown.com

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Larimer and Weld County policies require that all municipalities provide a resolution in order to certify liens each year. The Resolution attached was written in response to that policy.

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

Certifying the liens to the County Assessors will allow the Town to collect the cash for amounts owed on outstanding accounts, thus improving our cash flows.

RECOMMENDED ACTION: Approve Resolution 2023-46 as presented.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-46**

**A RESOLUTION CERTIFYING VARIOUS LIENS TO THE
LARIMER AND WELD COUNTY TREASURER'S OFFICE FOR
INCLUSION IN THE APPROPRIATE TAX BILL**

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, C.R.S. § 31-20-105 allows municipalities to "cause any or all delinquent charges, assessments, or taxes made or levied to be certified to the treasurer of the county and be collected and paid over by the treasurer of the county in the same manner as taxes are authorized" if authorized to do so by ordinance; and

WHEREAS, the Town adopted Section 7-11, Section 7-64, Section 13-8, and Section 16-306 of the Johnstown Municipal Code by ordinance, addressing the rights of the Town to collect utility charges, hold the owner of the property responsible for unpaid utilities and collect unpaid balances by placing a lien with the county treasurer to be collected with the real estate taxes; and

WHEREAS, the Town has utility bills and property abatements that have not been paid and desires to place a lien upon the real estate taxes.

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

Section 1. The Town Council certifies that the accounts submitted to the Larimer and Weld County Treasurer are delinquent and should become as assessment on the property served together with an additional 10% for costs of collection.

Section 2. The Finance Director is authorized to submit the data in any format requested by the Larimer County Treasurer by December 8, 2023 and to the Weld County Treasurer by December 1, 2023.

Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

Section 4. Repealer. All resolutions, or parts of the same that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 20th day of November, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Resolution No. 2023-55, Supporting the application for an energy impact grant from the State of Colorado Department of Local Affairs.

ATTACHMENTS: 1. Resolution No. 2023-55

PRESENTED BY: Brian Phillips, Chief of Police

AGENDA ITEM DESCRIPTION:

As part of the police department expansion project, the police Department seeks authorization to apply for an Energy Impact Grant from the State of Colorado Department of Local Affairs (DOLA). The purpose of the grant is to offset the overall cost of the project which is currently estimated at \$ 5,000,000. The total amount allowed by the grant is \$1,000,000. It is the intention of the police department to use these funds, if approved, to provide for solar energy panels to be included in the project.

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve Resolution 2023-55 approving an application for an Energy Impact Grant from the State of Colorado, Department of Local Affairs.

Reviewed and Approved for Presentation,

Town Manager

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-55**

**A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, SUPPORTING THE
APPLICATION FOR AN ENERGY IMPACT GRANT FROM THE STATE OF COLORADO
DEPARTMENT OF LOCAL AFFAIRS**

WHEREAS, the Town of Johnstown authorizes the application for the Energy Impact Grant; and

WHEREAS, the purpose of the grant is to provide Johnstown Police with the essential tools necessary to perform their duties by expanding the Police Department building to provide necessary evidence storage, expand and enhance training space, provide for safe and effective firearms storage, add a new centralized emergency management command center, and to extend the life of the current building and enable officers to provide critical safety services to the residents of Johnstown; and

WHEREAS, the total cost of the project is estimated to be \$5,000,000 and the grant request is for \$1,000,000 which is the maximum request permitted.

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

Section 1. The Town Council hereby authorizes and supports the application for the Energy Impact Grant in the amount of \$1,000,000.

Section 2. The Town Council hereby commits to appropriate funds for the Police Department expansion project upon award for the grant in the amount requested.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

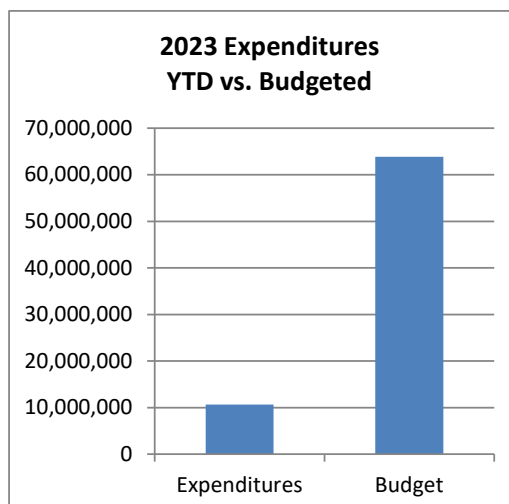
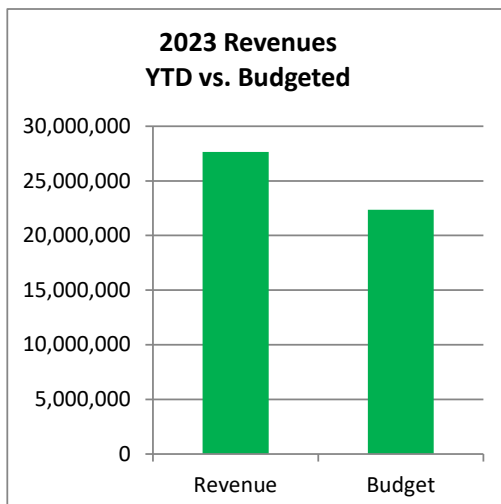
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending October 31, 2023
Unaudited

Item #10.

General Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Fund Balance	89,263,737	89,263,737	
Revenues:			
Taxes & Fees	20,887,164	19,417,534	107.6%
Licenses & Permits	3,424,038	1,963,700	174.4%
Fines & Forfeitures	234,345	175,500	133.5%
Intergovernmental	183,841	25,000	735.4%
Earnings on Investment	1,982,457	15,000	13216.4%
Miscellaneous Revenue	944,134	757,500	124.6%
<i>Transfers In</i>	-	-	
Total Operating Revenues	27,655,979	22,354,234	123.7%
Expenditures:			
Legislative	1,126,364	831,440	135.5%
Town Manager	1,067,630	1,442,430	74.0%
Town Clerk	345,541	441,910	78.2%
Finance	330,998	450,870	73.4%
Planning	327,079	566,310	57.8%
Reimbursements	614,490	700,000	87.8%
Building Inspections	313,296	413,820	75.7%
Police	4,318,725	6,006,610	71.9%
Public Works	588,354	761,350	77.3%
Buildings	276,126	288,100	95.8%
<i>Transfers Out</i>	1,344,918	51,945,508	2.6%
Total Expenditures	10,653,520	63,848,348	16.7%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	17,002,459	(41,494,114)	
Prior Period Adjustment			
Ending Fund Balance*	106,266,196	47,769,623	

* - Unaudited

83% of the fiscal year has elapsed



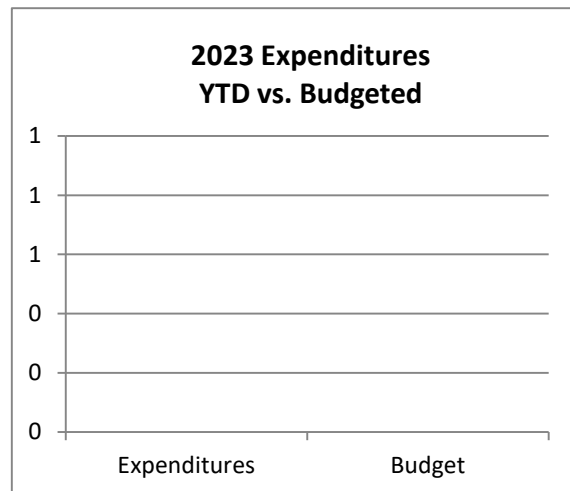
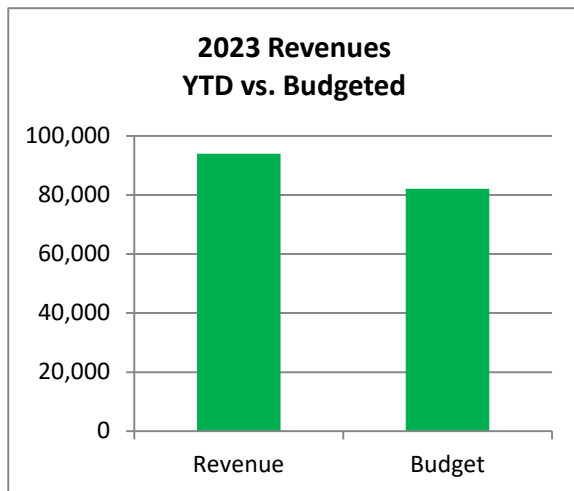
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Conservation Trust Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Fund Balance	132,112	132,112	
<u>Revenues:</u>			
Intergovernmental	89,835	82,000	109.6%
Earnings on Investment	4,157	50	8314.2%
Total Operating Revenues	93,992	82,050	114.6%
<u>Expenditures:</u>			
Operations	-	-	
Capital Outlay	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	93,992	82,050	
Ending Fund Balance*	226,104	214,162	

* - Unaudited

83% of the fiscal year has elapsed



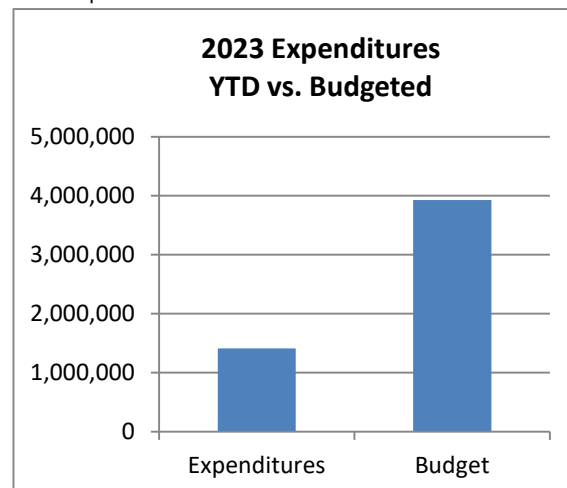
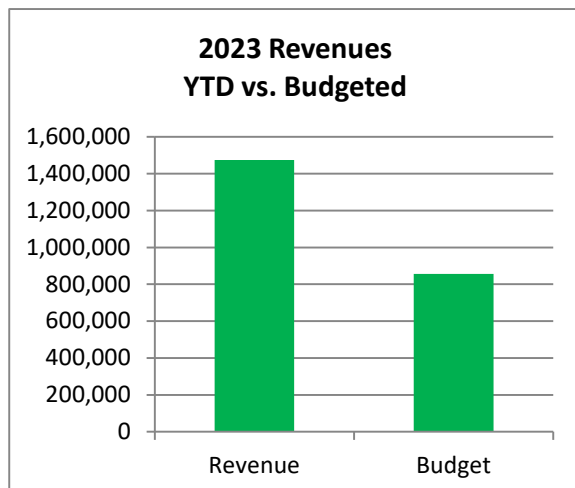
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending October 31, 2023
Unaudited

Item #10.

	2023 Actuals October	2023 Adopted Budget	% Complete
Parks and Open Space Fund			
Beginning Fund Balance	7,992,579	7,992,579	
<u>Revenues:</u>			
Taxes & Fees	1,236,950	786,030	157.4%
License & Permit	745	500	149.0%
Earnings on Investment	124,113	2,000	6205.6%
Miscellaneous Revenue	62,948	17,000	370.3%
<i>Transfers In</i>	50,000	50,000	100.0%
Total Operating Revenues	1,474,755	855,530	172.4%
<u>Expenditures:</u>			
Operations	617,883	2,905,000	21.3%
Capital Outlay	795,805	1,024,940	77.6%
<i>Transfers Out</i>	-	-	
Total Expenditures	1,413,688	3,929,940	36.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	61,067	(3,074,410)	
Ending Fund Balance*	8,053,646	4,918,169	

* - Unaudited

83% of the fiscal year has elapsed



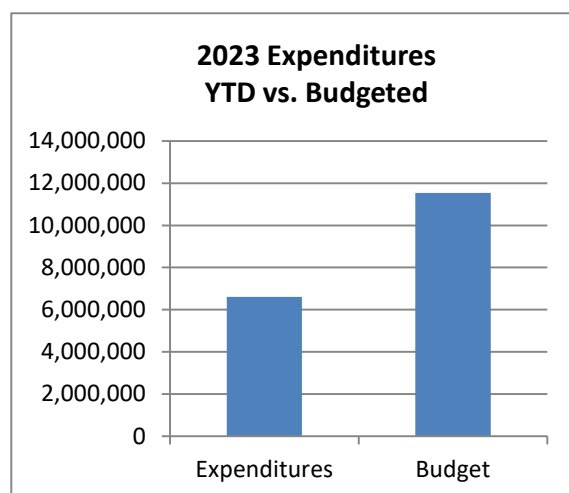
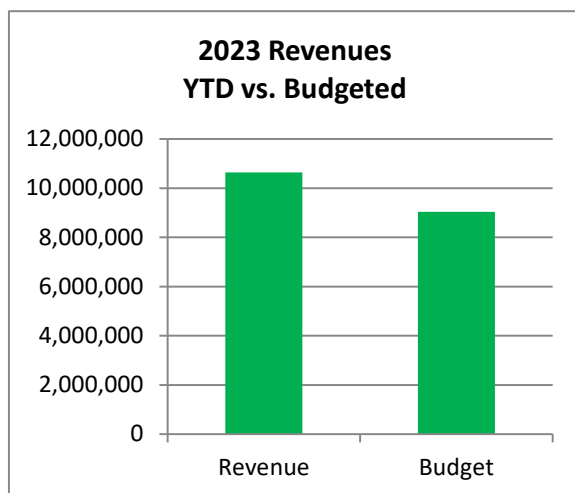
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending October 31, 2023
Unaudited

Item #10.

	2023 Actuals October	2023 Adopted Budget	% Complete
Street and Alley Fund			
Beginning Fund Balance	17,863,626	17,863,626	
<u>Revenues:</u>			
Taxes & Fees	4,670,724	4,171,405	112.0%
Intergovernmental	819,870	1,290,000	63.6%
Charges for Services	843,598	945,000	89.3%
Capital Investment Fees	2,547,577	1,174,000	217.0%
Earnings on Investment	305,450	10,200	2994.6%
Miscellaneous Revenues	5,655	-	
Tranfers In	1,450,000	1,450,000	100.0%
Total Operating Revenues	10,642,873	9,040,605	117.7%
<u>Expenditures:</u>			
Operations & Maintenance	2,008,027	3,698,790	54.3%
Capital	4,601,939	7,848,000	58.6%
Total Expenditures	6,609,966	11,546,790	57.2%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	4,032,907	(2,506,185)	
Ending Fund Balance*	21,896,533	15,357,441	

* - Unaudited

83% of the fiscal year has elapsed



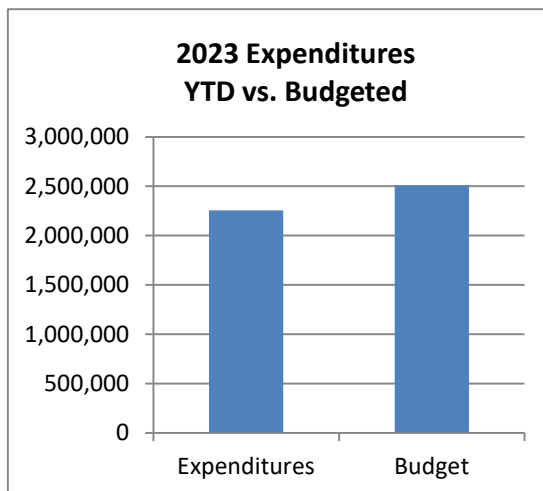
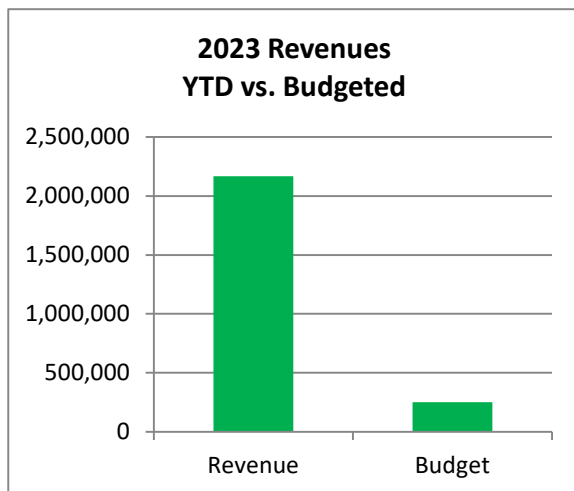
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending October 31, 2023
Unaudited

Item #10.

	2023 Actuals October	2023 Adopted Budget	% Complete
Capital Projects Fund			
Beginning Fund Balance	10,868,807	10,868,807	
<u>Revenues:</u>			
Taxes and Fees	1,707,327	300,000	569.1%
Miscellaneous Revenue	-	-	
Interest	458,967	2,200	20862.1%
<i>Transfers In</i>	-	(50,000)	0.0%
Total Operating Revenues	2,166,294	252,200	859.0%
<u>Expenditures:</u>			
Capital Outlay	2,254,868	2,511,500	89.8%
<i>Transfers Out</i>	-	-	0.0%
Total Expenditures	2,254,868	2,511,500	89.8%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(88,574)	(2,259,300)	
Ending Fund Balance*	10,780,233	8,609,507	

* - Unaudited

83% of the fiscal year has elapsed



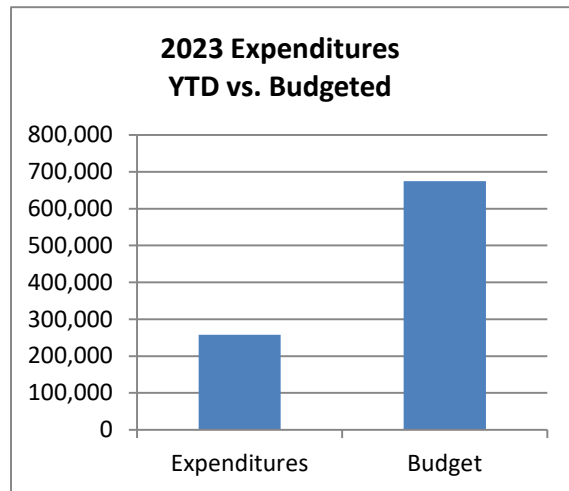
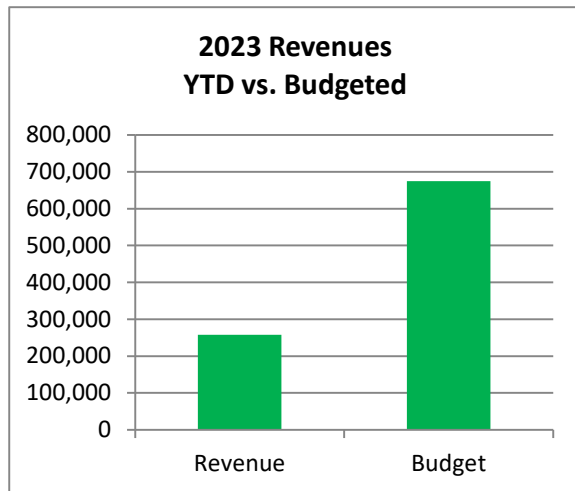
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Tax Allocation Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Fund Balance	41,435	41,435	
<u>Revenues:</u>			
Taxes & Fees	257,587	675,000	38.2%
Earnings on Investment	-	-	
Total Operating Revenues	257,587	675,000	38.2%
<u>Expenditures:</u>			
Miscellaneous	257,587	675,000	38.2%
Total Expenditures	257,587	675,000	38.2%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	-	-	
Ending Fund Balance*	41,435	41,435	

* - Unaudited

83% of the fiscal year has elapsed



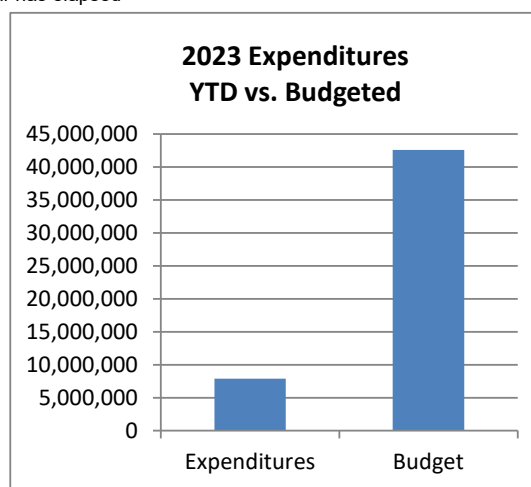
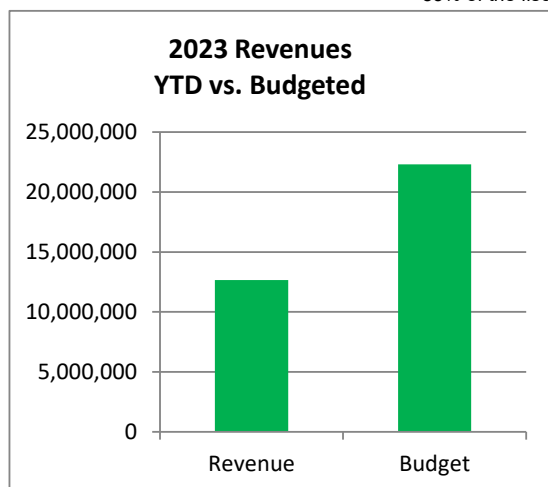
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Water Fund	2023 Actuals October	2023 Adopted Budget	%
			Complete
Beginning Cash Balance	18,030,853	18,030,853	
<u>Revenues:</u>			
Charges for Services	4,271,853	4,555,000	93.8%
Total Operating Revenues	4,271,853	4,555,000	93.8%
<u>Expenses:</u>			
Administration	191,014	235,300	81.2%
Operations	2,999,849	4,365,350	68.7%
Capital Outlay	3,619,100	36,417,280	9.9%
Depreciation	453,460	970,000	46.7%
Transfers Out	600,000	600,000	100.0%
Total Operating Expenses	7,863,423	42,587,930	18.5%
Operating Income (Loss)	(3,591,569)	(38,032,930)	
<u>Non-Operating Revenues (Expenses)</u>			
Tap Fees	2,711,132	1,357,605	199.7%
Capital Investment Fees	2,348,785	1,147,945	204.6%
Misc. Revenues	2,685,331	15,226,500	17.6%
Interest Expense	652,266	20,000	3261.3%
Total Non-Operating Revenues (Expenses)	8,397,514	17,752,050	47.3%
Excess (Deficiency) of Revenues and Other Sources over Expenses	4,805,945	(20,280,880)	
Ending Cash Balance*	22,836,798	\$ (2,250,027)	

* - Unaudited

83% of the fiscal year has elapsed



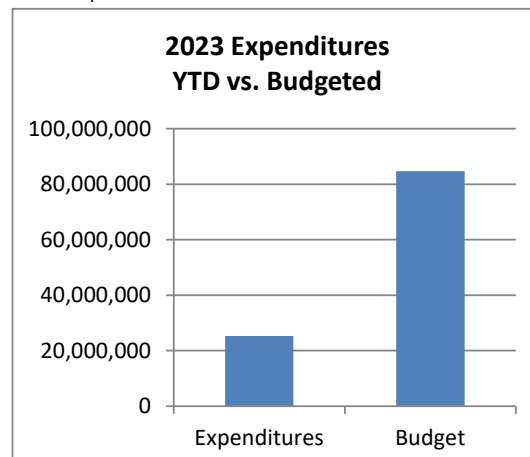
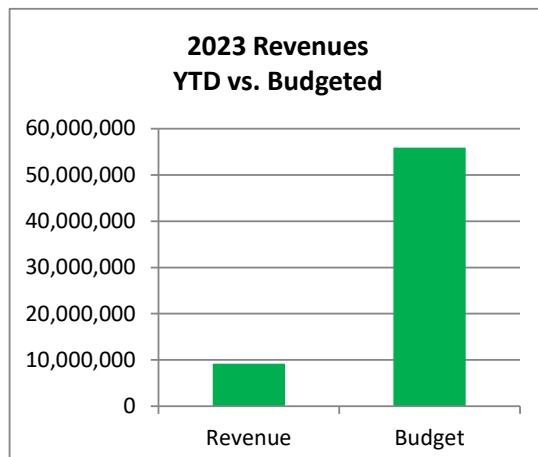
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Sewer Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Cash Balance	42,699,361	42,699,361	
<u>Revenues:</u>			
Charges for Services	2,806,040	3,181,500	88.2%
Total Operating Revenues	2,806,040	3,181,500	88.2%
<u>Expenses:</u>			
Administration	179,390	227,750	78.8%
Operations	1,648,693	2,111,211	78.1%
Capital Outlay	22,004,546	78,381,000	28.1%
Depreciation	437,300	1,200,000	36.4%
Debt Service	976,575	2,764,000	35.3%
	-	-	
Total Operating Expenses	25,246,503	84,683,961	29.8%
Operating Income (Loss)	(22,440,463)	(81,502,461)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Improvement Fees	4,383,406	3,218,560	136.2%
Misc. Revenues	47,650	18,900	252.1%
Interest Expense	2,587,630	100,000	2587.6%
Transfers In/(Out)	(600,000)	49,400,000	
Total Non-Operating Revenues (Expenses)	6,418,686	52,737,460	12.2%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(16,021,778)	(28,765,001)	
Ending Cash Balance*	26,677,583	13,934,360	

* - Unaudited

83% of the fiscal year has elapsed



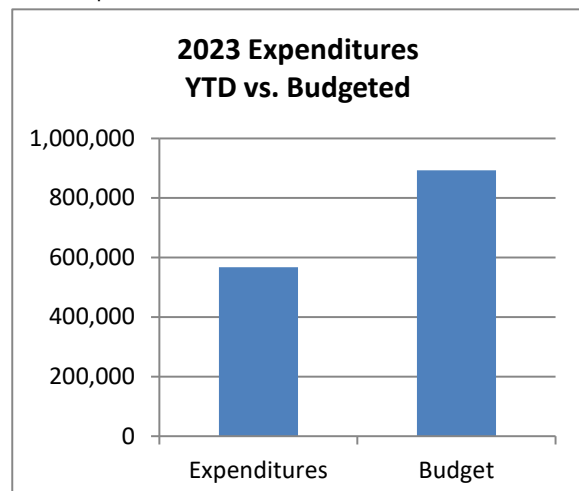
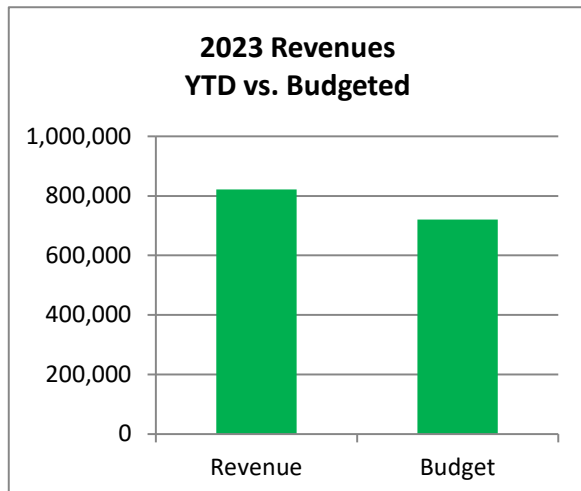
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Drainage Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Cash Balance	3,977,376	3,977,376	
<u>Revenues:</u>			
Charges for Services	440,296	500,000	88.1%
Total Operating Revenues	440,296	500,000	88.1%
<u>Expenses:</u>			
Administration	105,052	150,400	69.8%
Operations	212,323	493,025	43.1%
Capital Improvements	-	-	
Transfer Out	250,000	250,000	100.0%
Total Operating Expenses	567,375	893,425	63.5%
Operating Income (Loss)	(127,078)	(393,425)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Revenues	293,865	220,000	133.6%
Misc. Revenues	-	-	
Interest Expense	87,218	1,000	8721.8%
Total Non-Operating Revenues (Expenses)	381,083	221,000	172.4%
Excess (Deficiency) of Revenues and Other Sources over Expenses	254,005	(172,425)	
Ending Cash Balance*	4,231,381	3,804,951	

* - Unaudited

83% of the fiscal year has elapsed



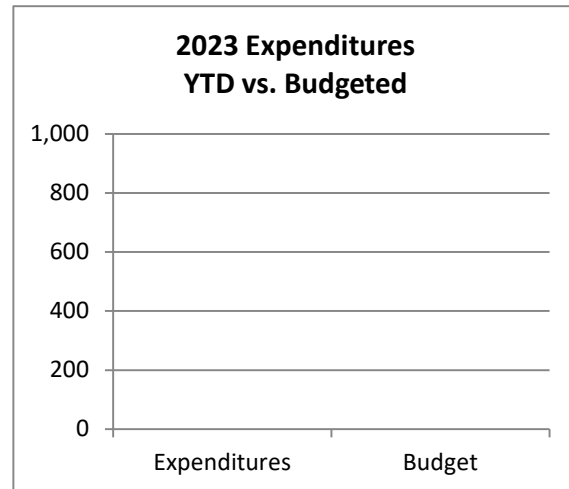
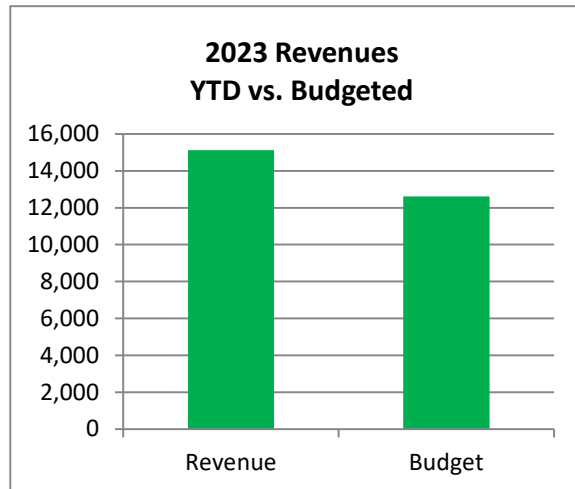
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Cemetery Perpetual Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Fund Balance	168,889	168,889	
<u>Revenues:</u>			
Miscellaneous Revenue	10,020	12,560	79.8%
Earnings on Investment	5,110	60	8516.2%
Total Operating Revenues	15,130	12,620	119.9%
<u>Expenditures:</u>			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	15,130	12,620	
Ending Fund Balance*	184,019	181,509	

* - Unaudited

83% of the fiscal year has elapsed



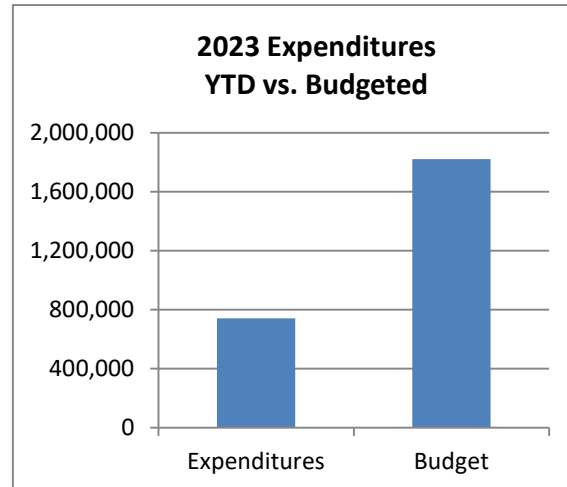
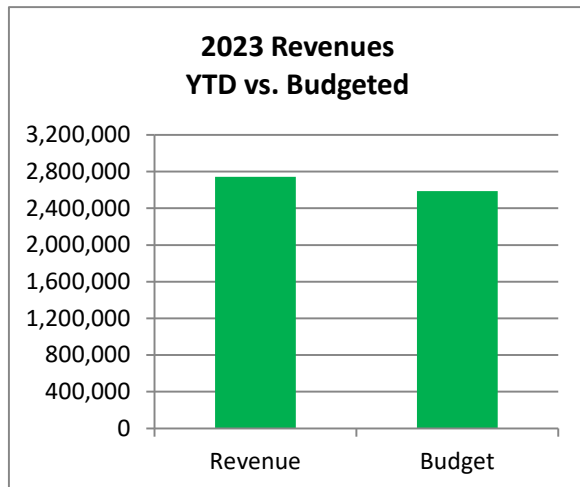
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending October 31, 2023
Unaudited

Item #10.

Library Fund	2023 Actuals October	2023 Adopted Budget	% Complete
Beginning Fund Balance	8,539,939	8,539,939	
<u>Revenues:</u>			
Intergovernmental	827,145	819,186	101.0%
Miscellaneous Revenue	13,471	11,000	122.5%
Capital Investment Fees	711,014	439,410	161.8%
Interest	290,971	75,000	388.0%
<i>Transfers In</i>	900,391	1,243,246	72.4%
Total Operating Revenues	2,742,992	2,587,842	106.0%
<u>Expenditures:</u>			
Operations	741,622	1,821,000	40.7%
Capital Outlay	-	-	
Total Expenditures	741,622	1,821,000	40.7%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	2,001,370	766,842	
Ending Fund Balance*	10,541,309	9,306,781	

* - Unaudited

83% of the fiscal year has elapsed



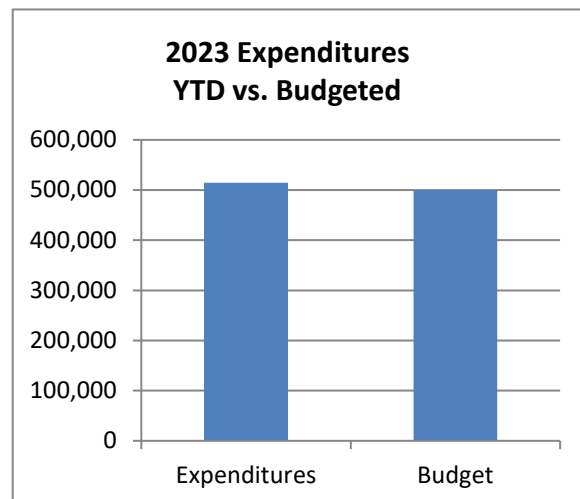
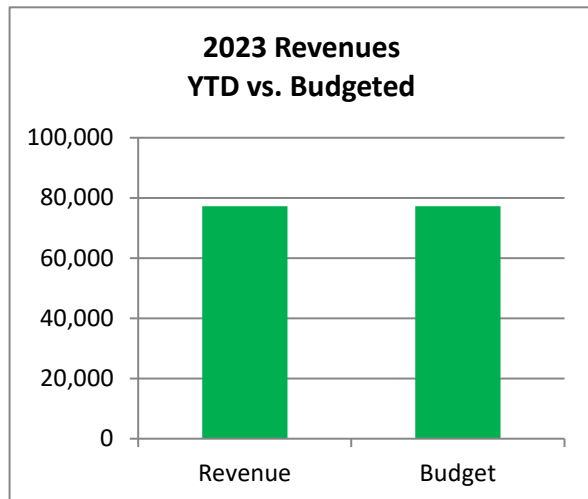
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending October 31, 2023
Unaudited

Item #10.

	2023 Actuals October	2023 Adopted Budget	% Complete
Recreation Center Fund			
Beginning Fund Balance	422,738	422,738	
<u>Revenues:</u>			
State Grants	-	0	
Transfers In	77,262	77,262	100.0%
Earnings on Investment	-	-	
Total Operating Revenues	77,262	77,262	
<u>Expenditures:</u>			
Operations & Maintenance	514,305	500,000	102.9%
Capital Outlay	-	-	
Total Expenditures	514,305	500,000	102.9%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(437,043)	(422,738)	
Ending Fund Balance*	(14,304)	0	

* - Unaudited

83% of the fiscal year has elapsed





Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Community Agreement between the Town of Johnstown and Downtown Colorado Inc.

ACTION PROPOSED: Consider a Community Agreement between the Town of Johnstown and Downtown Colorado Inc.

ATTACHMENTS: 1. Community Agreement

PRESENTED BY: Sarah Crosthwaite, Economic Development Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a Community Agreement between the Town of Johnstown and Downtown Colorado Inc. (DCI). DCI is a Colorado based nonprofit membership association that supports downtowns, business improvement districts (BIDs), downtown development authorities (DDA), urban renewal authorities (URAs), rural communities, local governments, and businesses who focus on the success of downtowns.

For reference the Town joined as a member of DCI in September 2023 after several months of engaging with their staff to learn about potential improvement districts for the downtown corridor. Town Staff determined at the time that DCI offered extensive benefits and access to resources related to downtown development and redevelopment and joined as an official member.

DCI notified the Town in September that they were putting together a ‘2024 Challenge Program’ with several communities across the state. Program acceptance was competitive and after several rounds of meetings with DCI staff, the Town was invited to officially participate in the program. The Community Agreement outlines the scope of work for DCI and the Town. The goal of the program will be to put together an actionable plan on how to redevelop existing downtown properties that may pose environmental issues (i.e., brownfield sites). DCI will provide the following in their scope of work:

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- Six months of training and guided project development
- Eight educational sessions with in-demand speakers
- Access to one-on-one support and regular peer meetings
- Data Tracking to measure and demonstrate growth and Community Capacity
- Building
- Connecting and establishing networks with regional and peer communities
- Brainstorming and support with same-stage peers
- Inventorying funding and resource opportunities
- Promotion of Challenge Communities to key resource providers
- Property Pitch and Action Plan

If Council decides to approve the agreement, the Town will commit to the following:

- Work with municipal staff and local groups to engage and promote participation and build community capacity.
- Provide access to community documents and pertinent information, as well as other needed background information, if needed and where possible.
- Attend all educational webinars and commit to participating in surveys, completing deliverables assigned, and consulting with DCI throughout the process.
- Three or more Community members attend the IN THE GAME Vibrant Downtown Event, April 2-5, 2024, in Durango.
- Budget to cover costs to maintain a DCI VIP Membership, and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024.
- Complete the Downtown Vitality and Capacity Check before and at the end of the process, as well as be available for occasional reporting after the challenge program.
- Maintain an active VIP Membership with DCI for twelve (12) months during and after program participation.

Town staff is excited to have been offered the opportunity to participate in this competitive program and develop an actionable plan on future redevelopment of the corridor which will serve as a catalyst in sustaining a vibrant and prosperous downtown.

LEGAL ADVICE:

The Town Attorney has reviewed the Community Agreement.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Staff supports approval of the Community Agreement between the Town of Johnstown and Downtown Colorado Inc.

SUGGESTED MOTIONS:

For Approval: I move to approve the Community Agreement between the Town of Johnstown and Downtown Colorado Inc.

For Denial: I move to deny the Community Agreement between the Town of Johnstown and Downtown Colorado Inc.

Reviewed and Approved for Presentation,



Town Manager

COMMUNITY AGREEMENT

This Community Agreement ("Agreement") is made and entered into as of 11/09/23 (the "Effective Date") by and between Colorado Community Revitalization Association, Inc., a Colorado nonprofit corporation, d/b/a Downtown Colorado, Inc. ("DCI"), and Town of Johnstown, a Colorado home rule municipality ("Community"). DCI and Community are each referred to in this Agreement individually as a "Party" and, collectively, as the "Parties".

RECITAL:

The Parties desire to enter into an independent contractor relationship whereby DCI will provide certain services to Community as described herein, in exchange for the compensation terms set forth below.

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, DCI and Community hereby agree as follows:

1. **Services.** During the Term, DCI shall provide to Community the services set forth on Exhibit A attached hereto (the "Services"). DCI will determine the method, details and means of performing the Services. DCI may perform the Services at any place or location and at such times as DCI shall determine. DCI is expressly permitted to utilize any employees or independent contractors to complete the Services, and Community shall have no rights of approval as to the hiring and retention of any of DCI's employees and independent contractors. DCI may utilize the services of any employees or independent contractors at its sole discretion.

2. **Schedule.** DCI shall commence the Services upon the Effective Date, and shall continue performance of the Services through the date set forth for completion on Exhibit B (the "Term") unless the Term is extended or shortened by mutual agreement of the Parties in writing, or the Agreement is terminated earlier as set forth herein.

3. **Fee.** Subject to the discretion of the Town Council of the Town of Johnstown, Community shall budget funds to cover costs to maintain a DCI VIP Membership and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024.

4. **Obligations of DCI.** DCI shall perform the Services in compliance with all applicable federal, state, and local laws and regulations.

5. **Intellectual Property.** Community will own all right, title and interest in and to the reports, work product or other written deliverables provided to Community in connection with the Services (collectively, the “Deliverables”), including the intellectual property rights therein. DCI agrees that the Deliverables are hereby deemed a “work made for hire” as defined in 17 U.S.C. § 101 for Community. If, for any reason, any of the Deliverables do not constitute a “work made for hire,” DCI hereby irrevocably assigns to Community, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all intellectual property rights therein.

6. **Independent Contractor Status.** Nothing contained in or performed pursuant to this Agreement is intended to be or should be construed as creating an agency, employee-employer, partnership or joint venture relationship between the Parties or any of their affiliates, agents or employees for any purpose. DCI is and will remain an independent contractor in its relationship to Community, and DCI’s agents are not and will not become Community’s employees. DCI acknowledges that it is not entitled to receive any employment benefits from Community. DCI agrees to satisfy all tax and other governmentally imposed responsibilities relating to the performance of the services, including, but not limited to, payment of state, federal and social security taxes, unemployment taxes, workers’ compensation and self-employment taxes. No federal, state or local taxes of any kind shall be withheld or paid by Community, on DCI’s behalf or on behalf of any employee or agent of DCI.

7. **Termination of Agreement.** Either Party may terminate the Agreement for any reason, provided the Party seeking termination provides the other thirty (30) days’ written notice. Regardless of the reason for termination of this Agreement, DCI shall promptly deliver to Community all Deliverables, whether complete or incomplete. The terms of Sections 5 and 6 shall survive the expiration or earlier termination of this Agreement.

8. **Assignment.** Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other Party.

9. **Amendments.** Any amendment to this Agreement must be in writing and signed by both Parties to be valid and binding.

10. **Severability**. Each of the paragraphs contained in this Agreement is unique and severable. In the event that any section, provision or part of this Agreement is declared invalid, illegal or unenforceable, the remaining parts of this Agreement shall remain in full force and effect and such declaration shall not affect the validity or enforceability of any other parts of this Agreement.

11. **Governing Law and Forum**. This Agreement shall be governed by and constructed in accordance with the laws of the State of Colorado and the federal laws applicable therein. Any disputes arising from this Agreement or between the Parties with respect to the Services shall be resolved in a court of competent jurisdiction in the County of Weld. To the extent permitted by law, the prevailing Party of any dispute regarding the terms of this Agreement shall be paid its reasonable attorney's fees from the non-prevailing Party.

12. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter described in this Agreement and supersedes and replaces in its entirety all previous agreements, communications and understandings relating to the matters referred to in this Agreement.

13. **Non-Appropriation of Funds**. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

14. **Notices**. Any notice to be made or given under this Agreement shall be delivered in writing and may be made by electronic mail, personal delivery or by certified mail to the following recipient at the addresses below:

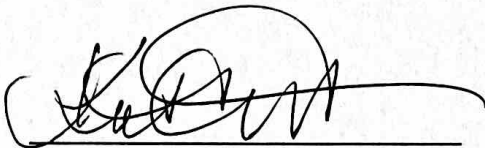
Downtown Colorado, Inc.
Katherine Correll
Executive Director
1420 Ogden St
Denver, CO 80218

Town of Johnstown
Sarah Crosthwaite

Economic Development Manager
450 S Parish Ave, Johnstown, CO 80534
Email: SCrosthwaite@JohnstownCO.gov

Notice given by personal delivery shall be deemed to have been given on the day of delivery, and if given by certified mail, on the date the certified mail is accepted. Notice given by electronic mail shall be deemed to have been given upon written acknowledgment of receipt by the receiving Party.

IN WITNESS WHEREOF the Parties have executed this Agreement effective as of the Effective Date.



Katherine Correll, Downtown Colorado, Inc. "DCI"

11/7/23
Date

Matt LeCerf, Town Manager
"Community"

Date

Exhibit A. Scope

PURPOSE

The 2024 Challenge program is a 6-month intensive technical assistance program with access to extensive training, workshops, and technical assistance to consider community revitalization and property redevelopment. The Program will help establish a list of opportunity sites for investment, build a stronger community team to connect public and private resources to get things done, and help shape a funding strategy with a timeline and talking or proposal points to share with funders.

BACKGROUND

The Town of Johnstown sits close to the I-25 corridor which is experiencing massive development interest in the past few years. The town has a few heavy industrial users in proximity to their downtown and their goal is to plan for future uses of these properties that are more adaptable and align with their vision of a vibrant commercial area. Some of these sites have real or perceived environmental contaminant issues, others are in various stages of reinvestment instigated by the private sector. They are also hoping to establish strong partnerships with property owners to create connectivity within uses and streets.

The DCI Challenge Program will:

- Help the city inventory and strategically prioritize catalyst sites
- Use the community capacity framework to build capacity within the city for multiple redevelopment projects
- Draw from successful examples in other similar communities to gain insight on creative financing, marketing, and investment potential
- Empower the city to accomplish their community and economic goals through stakeholder relationships and effective planning and visioning.

DCI SCOPE

Challenge Technical Assistance including:

- Six months of training and guided project development
- Eight educational sessions with in-demand speakers
- Access to one on one support and regular peer meetings
- Data Tracking to measure and demonstrate growth and Community Capacity Building
- Connecting and establishing networks with regional and peer communities
- Brainstorming and support with same-stage peers
- Inventorying funding and resource opportunities
- Promotion of Challenge Communities to key resource providers
- Property Pitch and Action Plan

PROCESS

The list below summarizes the program process that will guide Challenge projects and help inform future redevelopment efforts:

1. Establish baseline and tracking of communicated capacity growth
2. Identify + Prioritize Opportunities
3. Establish a process to identify and analyze stakeholders and partners

4. Asses potential projects alignment with community vision
5. Utilize and understand tools to gauge project liabilities
6. Develop messaging and communication tools to educate about the project investment opportunities

EXPECTATIONS FOR COMMUNITY

- Work with municipal staff and local groups to engage and promote participation and build community capacity
- Provide access to community documents and pertinent information, as well as other needed background information, if needed and where possible.
- Attend all educational webinars and commit to participating in surveys, completing deliverables assigned, and consulting with DCI throughout the process
- Three or more Community members attend the IN THE GAME Vibrant Downtown Event, April 2-5, 2024 in Durango.
- Budget to cover costs to maintain a DCI VIP Membership, and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024.
- Complete the Downtown Vitality and Capacity Check before and at the end of the process, as well as be available for occasional reporting after the challenge program
- Maintain an active VIP Membership with DCI for twelve (12) months during and after program participation.

Exhibit B: Challenge Objectives and Timeline

One of the goals of this project is to create a replicable procedural framework which can be used multiple times by the Town of Johnstown to identify and quickly act on high-priority redevelopment areas.

Subject to the discretion of the Town Council of the Town of Johnstown, Community shall budget funds to cover costs to maintain a DCI VIP Membership and registration for three community members to attend the Challenge Program Workshop at DCI's IN THE GAME event, April 2-5, 2024.

TIMELINE	TASKS	DELIVERABLES
Nov	Webinar #2: COMPONENTS THAT MAKE OR BREAK A PROJECT	Community Profile and Baseline Capacity Assessment
Jan	Webinar #3: BOOSTING COMMUNITY BUY-IN FOR YOUR PROJECT Webinar #4: SHAPING POLICY TO IMPLEMENT YOUR COMMUNITY VISION	Stakeholder list and Analysis Policy Review Framework
Jan	Challenge Program Stakeholder Kick-Off Meeting	Overview of target outcomes for each community.
Feb	Webinar #5: TAPPING INTO UNPRECEDENTED FEDERAL FUNDING FOR BROWNFIELDS Webinar #6: GETTING CREATIVE WITH YOUR CAPITAL STACK	Redevelopment / Remediation Fund List Resource List and Proforma Template
March	Webinar #7: PUBLIC-PRIVATE PARTNERSHIPS AND "SMART" REDEVELOPMENT Webinar #8: SMALL BUT MIGHTY DEVELOPMENT	Target Developer/ Partner Profile
Mar 20-25	Property Pitch sheet prepared and printed	Property Pitch sheet
April 2	Pre-Challenge Workshop meeting Community Leaders and Partners	Workshop Summary and Community Recommendations
April 2-3	Challenge Studio workshops and Financing Summit	Project Property Sheet
Late April	Challenge Action Plan	Draft Financing Strategy

June	Worksheet and documents collected by DCI and shared with community partners	Community Progress Report and Resource Compilation
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Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Town of Johnstown and Little Thompson Water District IGA

ACTION PROPOSED: Discussion Only

ATTACHMENTS: 1. Town of Johnstown and Little Thompson Water District IGA

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and for discussion purposes only is the current draft of the Town of Johnstown and Little Thompson Water District (LTWD) IGA. The purpose of this item is for Council to provide Staff with any feedback on items that we may have not considered or if there are any elements in the IGA that they may not be receptive to being included in the IGA.

LTWD is also sharing this agreement with their board. Based on the feedback from both the Town Council and the LTWD Board this document will likely be placed on a future agenda in December for formal adoption.

LEGAL ADVICE:

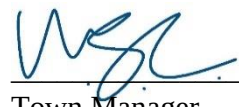
The Town Attorney has reviewed the IGA in its current condition to date.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: No action – Discussion purposes only.

Reviewed and Approved for Presentation,



Town Manager

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2023 (“Effective Date”), between the **TOWN OF JOHNSTOWN, COLORADO**, a Colorado municipality, hereinafter referred to as the “Town,” and the **LITTLE THOMPSON WATER DISTRICT**, a special district organized pursuant to Colorado law, hereinafter referred to as the “District.” The Town and the District may individually be referred to as “party” or together as “parties.”

RECITALS

A. WHEREAS, the parties, as separate governmental entities, are authorized and encouraged to enter into intergovernmental agreements for the purpose of providing efficient service to the citizens and residents that the respective governmental entities-serve and represent; and

B. WHEREAS, the Town provides treated water service to customers residing within the boundaries of the Town and to customers outside the boundaries of the Town through facilities and infrastructure that the Town owns and maintains; and

C. WHEREAS, the District provides treated water services to customers in certain portions of Larimer, Weld, and Boulder Counties through facilities and infrastructure that the District owns and maintains;

D. WHEREAS, by the terms hereof, among other purposes, the Town and the District desire to establish procedures for the delivery of water to the other’s customers and water service boundaries to help guide each entity in planning infrastructure and treatment capacity;

E. WHEREAS, on or about October 21, 2002, the Town and the District entered into that certain Intergovernmental Agreement concerning, among other matters, the establishment of emergency and temporary water service (“2002 Agreement”), whose term was extended by action of both the Town and the District on or about August 15, 2002, April 17, 2023 and June 19, 2023;

F. WHEREAS, on or about January 21, 2009, the Town and the District entered into that certain Intergovernmental Agreement concerning, among other matters, the designation of water providers for properties within the Town and recognition of revenue lost for transfer of service to properties between the Parties (“2009 Agreement”);

G. WHEREAS, the Town and the District intend that this Agreement shall supersede and replace the 2002 Agreement and the 2009 Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals and mutual covenants set forth herein and pursuant to the provisions of Section 29-1-203, Colorado Revised Statutes, the parties agree as follows:

1. Purpose and Authority. By enacting Titles 31 and 32, including, Section 31-35-402(1)(b), C.R.S., and pursuant to Article XIV, Section 18, of the Colorado Constitution, the Colorado General Assembly has:

- (a) determined that the State of Colorado has a valid interest in providing water for its citizens;
- (b) articulated and affirmatively expressed the State of Colorado's policy to allow municipalities and special service districts to provide water by utilizing cooperative agreements and to reduce and eliminate competition in areas where each party is capable of providing service;
- (c) developed a structure to actively supervise municipalities and special districts if the districts and municipalities choose to utilize such agreements; and
- (d) provided that there shall be no overlapping service territories for municipal corporations and/or special districts providing water service.

Taking into consideration the foregoing factors: (i) the parties have established, and desire to continue providing, water service to the other party; (ii) desire to restrict the duplication and overlapping of facilities; and (iii) have the need to undertake long-range planning prior to initiating costly capital expansion programs, which affect the quality and cost of water service.

2. Statement of Intent. The Town and the District agree to act in good faith and to the best of their ability in taking all steps necessary to fully implement the terms of this Agreement for the purposes outlined herein. The Town and the District acknowledge the mutual goal and benefits of continuing the cooperation between the parties that has been established since execution of the 2002 Agreement.

3. Sale and Delivery of Potable Water.

3.01 Emergency Sale of Potable Water.

3.01.1 For purposes of this Agreement, an *emergency* shall mean any occurrence, condition, or event that results in the Town or the District being unable to deliver treated water for use to their customers. Emergency conditions have a finite duration linked to a formal schedule agreed upon by the parties to fix, repair, or replace the root cause of the emergency condition and return the systems to normal service.

3.01.2 During an emergency, the Town is desirous of obtaining water from the District for use by the Town. The Town agrees to pay the District the water rate for such water service as prescribed from time to time by the Board of Directors of the District.

3.01.2 During an emergency, the District is desirous of obtaining water from the Town for use by the District. The District agrees to pay the Town the water rate for such water service as prescribed from time to time by the Town Council of the Town.

3.01.3 The Town Council of the Town and the Board of Directors of the District, at such intervals as each shall deem appropriate, but in any event no less frequently than once each calendar year, shall review the rate for water furnished hereunder and, if warranted, shall revise such rates so that the rates produce revenues that are sufficient, with the revenues from all other sources, to maintain and operate their respective water systems and establish and maintain reasonable reserves. Each party shall provide revised rates to the other party no less than sixty (60) days prior to such revised rates being effective.

3.01.4 Each party shall be responsible for its own system pressure. The party selling water to the other party shall not guarantee any minimum pressure in its delivery, except that such party shall endeavor to guarantee that that pressure will be reasonable to satisfy the purposes of this Agreement.

3.01.5 Provided that neither party shall be liable for loss to the other party resulting from a *force majeure* event (defined below), each party shall endeavor to repair all breaks promptly on their respective water lines.

3.02 *Construction of interconnection facilities.*

3.02.1 The parties agree to determine, by separate agreement, the terms of payment of the cost of any new interconnection of the parties' respective water systems, recognizing generally that the party desiring to purchase water through an interconnection shall be responsible for the cost of payment of the facilities necessitated by the interconnection.

3.02.2 The party desiring any new interconnection (purchasing party) to be able to accept delivery of water from the other party (selling party) shall install such facilities, including the metering vault, meter, valves, and fittings, so that the purchasing party may connect its water facilities to the selling party's system. The parties shall jointly agree upon the design of the main and other facilities prior to the commencement of construction. Unless otherwise agreed at the time of construction, the purchasing party shall construct the main and other facilities at its expense based on the agreed-upon design plans. The selling party shall have a right to observe and inspect the construction at its expense. The purchasing party agrees to grant to or obtain for the selling party such easements on property as are deemed reasonably necessary by the selling party in order to complete the construction of the facilities. The selling party shall provide the design requirements of the metering vault and shall, subsequent to construction, own and maintain the metering vault.

3.02.3 If facilities to construct an interconnection cannot be installed because of a *force majeure* event (defined below), such party shall not be liable therefor or for damages caused thereby.

3.03 *Temporary Transfer of Water Rights.* The party selling water shall notify the party purchasing water in writing, on a monthly basis, of the number of gallons used by the purchasing

party. The purchasing party agrees to temporarily transfer to the selling party, without expense to the selling party, the number of acre-feet of Colorado-Big Thompson water rights, held by Northern Colorado Water Conservancy District, Berthoud, Colorado, or such other form of water rights agreeable to the selling party sufficient to provide one hundred fifteen percent (115%) of the number of gallons used by the purchasing party to accommodate the water usage as well as the typical losses through the selling party's treatment and transmission/distribution system. The transfer shall be completed within thirty (30) days of notification by the selling party, except if additional time is required due to no fault of the purchasing party..

4. Quality of Treated Water and Service. Each party acknowledges that the other party is capable of providing quality water service at a reasonable cost to the parties' customers located in the parties' respective service areas. Each party acknowledges that it is subject to the same drinking water quality standards as applicable to the other party. Each party agrees that the quality of the treated water delivered to the other party pursuant to the terms of this Agreement shall be in accordance with all federal and state water quality standards.

5. Service to Overlap Areas; Annexations.

5.01 Service areas within the District that are also within the Town's defined service area shall be known as "overlap areas." The Town and District agree to the following process for approval of water taps within overlap areas.

Any person or entity requesting water service within an overlap area shall first make the following determination:

1. Is the real property to be provided water service ANNEXED into the Town?
 - a. If yes, the Town is the designated water utility and the requestor must comply with all of the then current requirements for water service from the Town.
2. Is the real property to be provided water service NOT ANNEXED into the Town AND the person or entity requesting water service does not have any present or future plans to request annexation into the Town?
 - a. If yes, the DISTRICT is the designated water utility for that property and the requestor must comply with all of the then current requirements for water service from the District.
 - b. In addition, the requestor must send a certified letter to the Town and District indicating their intention NOT to pursue annexation into the Town.
3. Does the real property to be provided water service INTEND TO ANNEX into the Town in the next three (3) years?

- a. If yes, the parties agree to confer to determine who will serve the property.

Notwithstanding the foregoing, nothing shall prevent either party from providing water service to customers in the other party's service area upon written authorization from, as appropriate, the Town Manager of the Town or the District Manager of the District.

5.02 As capital improvements to the parties' respective distribution systems are constructed, the parties shall endeavor to address the upgrading of the systems in a manner that meets the governing fire district's minimum fire flow and other service requirements for such area.

5.03 The Town and the District shall cooperate to reduce and eliminate overlapping service territories and eliminate duplication of facilities for the service of water.

5.04 The Town and District shall cooperate in the protection of each party's facilities to ensure continued service to each party's customers. Facilities shall include any property or infrastructure that each party respectively owns and operates for its customers or residents. The Town and District recognize the rights associated with the easements that have been acquired by each party and the responsibility to protect infrastructure. These rights shall apply when a development, annexed to the Town, constructs improvements, or is required to dedicate rights-of-way or easements, over the top of District easements or facilities. These rights shall also apply when a development, served by the District, constructs improvements, or is required to dedicate easements, over the top of Town easements and facilities. Nothing in this Agreement shall prevent a party from crossing the other party's facilities situated in an easement, including but not limited to utility pipelines, using best engineering practices nor shall it obligate a party to make infrastructure improvements to the other party's facilities situated in an easement or elsewhere; however, the proposed crossing shall be reviewed and approved by the other party no less than thirty days prior to installation. Each party shall not permit, provide, or allow for change in ground cover over, or conditions around, the other party's facilities that negatively impact the other party's reasonable service of the impacted infrastructure without approval from the impacted party. Such approval of the party whose infrastructure is to be crossed is not to be unreasonably withheld but may require mitigation of adverse condition. The mitigation for the impacted facility shall be completed by the party allowing, permitting or providing for the impact. Such mitigation may include but not be limited to relocation of the facility impacted, purchase and conveyance of property for easements, or other methods, any of which do not provide an enhanced benefit, condition, or capacity to the existing facility. The Parties agree that they will not charge a fee for any crossing as long as the party making the crossing requests the approval of the party being crossed and such crossing is approved with or without mitigation.

5.05 The Town and the District shall cooperate in the design and location of major water facilities of each of the parties to reduce and eliminate duplication of major water facilities (water transmission lines, water tanks and water pumps).

5.06 The Town shall provide notice to the District of any proposed annexation within a reasonable time after the Town's officials become aware of the proposed annexation. The notice shall contain a legal description of the annexation and a map showing the area proposed to be

annexed as well as the surrounding area. The map may also indicate locations of natural landmarks and all existing utilities and contain other information pertinent to the annexation. Upon written request of the District, the Town will provide the District a copy of an annexation impact report, if any, furnished to the appropriate County Commissioners pursuant to Section 31-12-108.5, C.R.S. The District shall be given the opportunity to comment in all planning relative to the location of utilities, roads, drainage easements, ditch rights-of-way and utility easements that impact the District facilities. Such opportunity to comment shall be that which is accorded to the District by law. The Town may consider comments provided by the District and will work with the District to the extent possible to reasonably address the comments received but will have no legal or financial obligation to mandate or perform any comments received by the District.

5.07 To the extent possible, the Town and the District shall work to resolve issues and conflicts related to water service infrastructure already installed and maintained by either party at the time of this Agreement when annexation or de-annexation occurs in such a way as to not materially affect the parties.

6. Cooperation.

6.01 The Town and the District agree to continue the cooperative exchange of information to provide operational assistance and emergency aid to the other party.

6.02 If, in the maintenance of their respective water systems and other water systems from which either party may obtain water service, it becomes necessary by reason of any emergency or extraordinary condition for either party to request the other party to furnish personnel, materials, tools or equipment for the accomplishment thereof, the party so requested agrees to cooperate with the other party and render such assistance as the party so requested may determine to be available. The party making such request, upon receipt of a properly itemized invoice from the other party, shall reimburse the party rendering such assistance for all costs properly and reasonably incurred by it in such performance including, but not limited to, an amount not to exceed ten percent (10%) thereof for administrative and general expenses, such costs to be determined on the basis of the then current charges or rates used in the operations of the party rendering the assistance.

6.03 The parties shall promptly take all necessary action to obtain approvals necessary to consummate this Agreement and render to each other such assistance in cooperation as the parties may reasonably request of the other in order to expeditiously carry out the terms and provisions set forth herein.

7 **Prior Agreements.** This Agreement shall supersede and replace the 2002 Agreement and the three extensions to the 2002 Agreement and the 2009 Agreement, which agreements shall be deemed terminated as of the effective date of this Agreement.

8 **Term.** This Agreement shall remain in full force and effect until twenty (20) years from the Effective Date of this Agreement. The Town and District agree, not less than one (1) year prior to the expiration of the Agreement, to jointly review the Agreement for the purpose of considering the advisability of extending, altering or modifying the Agreement. Nothing in this

Agreement shall prohibit the parties from modifying this Agreement prior to the expiration of the twenty (20) year term if the parties agree in writing to amendments.

9 ***Enforceability.*** The parties recognize that there are legal constraints imposed upon the Town and the District by the Constitution, statutes and laws of the State of Colorado and the United States and that, subject to such constraints, the parties intend to carry out the terms and conditions of this Agreement. Notwithstanding any of the provisions of the Agreement to the contrary, in no event shall any of the parties exercise any powers or undertake any actions which are prohibited by applicable law. Whenever possible, each provision of this Agreement shall be interpreted in such a manner so as to be effective and valid under applicable law.

10. ***Miscellaneous***

10.01 Neither party shall be considered in default with respect to any obligation hereunder if prevented from fulfilling such obligations by reason of a *force majeure* event. For purposes of this Agreement, a *force majeure* event means and includes any cause beyond the reasonable control of the party affected including, but not limited to, failure of facilities, floods, earthquake, storm, lightning, fire, epidemic or riot, civil disturbance, labor disturbance, sabotage, acts of God and restraint by court or public authority which, by due diligence and foresight, such party could not reasonably have been expected to avoid. A party rendered unable to fulfill any obligation by reason of a *force majeure* event shall exercise due diligence to remove such inability with all reasonable dispatch.

10.02 To the extent permitted by law, each party shall defend and hold harmless the other party from any actions or claims for damages or injuries suffered or alleged to be suffered by third parties, arising directly or indirectly from the negligence of such indemnifying party. By such agreement to indemnify and hold each other harmless, neither party waives any defenses and immunities to third parties which it would otherwise be entitled under the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time.

10.03 The parties will act according to the terms of this Agreement and in good faith with respect to its provisions.

10.04 The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement and venue for all actions shall be in Weld County. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

10.05 This Agreement may not be amended or modified except by a subsequent written instrument signed by the parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

10.06 The invalidity or unenforceability of any provisions of this Agreement shall not affect or impair any other provisions.

10.07 The provisions of this Agreement represent the entire and integrated agreement

between the Town and the District and supersede all prior negotiations, representations and agreements, whether written or oral.

10.08 The parties agree that the provisions of this Agreement may be specifically enforced in a court of competent jurisdiction, and, to the extent permitted by law, the parties agree that the defaulting party shall pay all costs of such action as actually incurred by the non-defaulting party, including attorney fees.

10.09 Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or a partnership or a joint venture between the parties hereto.

10.10 Wherever herein the singular number is used, the same shall include the plural and neutral gender and shall include the masculine and feminine genders when the context so requires.

10.11 The covenants, agreements, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind, and inure to the benefit of the parties hereto and their respective successors and assigns.

10.12 Neither party may assign or transfer all or any part of this Agreement without the prior written consent of the non-assigning party.

10.13 The parties agree that they are relying on, and do not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time to time, or otherwise available to the Town and the District, their elected officials, employees or agents.

10.14 Any waiver at any time by either party hereto of its rights with respect to a default or any other matter arising in connection with this Agreement shall not be deemed to be a waiver with respect to any subsequent default or matter.

10.15 All notices, demands or requests required or authorized pursuant to this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon acknowledgment of receipt by the intended recipient. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:
Town of Johnstown
Attn: Matt LeCerf
450 S. Parish Avenue
P.O. Box 609

Johnstown, CO 80534
Email: MLeCerf@JohnstownCO.gov

TO THE DISTRICT:
Little Thompson Water District
Attn: District Manager_____

835 East State Highway 56
Berthoud, Colorado 80513
Email: _akauffman@ltwd.org_____

10.16 This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

ATTEST:

LITTLE THOMPSON WATER DISTRICT

By: _____
Amber Kauffman, Secretary

By: _____
Emily McMurtrey, President



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Resolution 2023-53 Authorizing a Grant from the Town of Johnstown General Fund to the Town of Johnstown Sanitary Sewer Utility Enterprise

ACTION PROPOSED: Consider Resolution 2023-53

ATTACHMENTS: 1. Resolution 2023-53

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is Resolution 2023-53, which would authorize a grant from the Town of Johnstown General Fund to the Town of Johnstown Sanitary Sewer Utility Enterprise. The amount of the grant that is being provided from the General Fund to the Sewer Utility Enterprise is \$50 million. Providing this transfer to the Sewer Utility as a grant will be used to complete its capital project obligations and would also limit the financial impact and stabilize rate structures for both taps for new services and the current utility rate structure, which was recently updated.

In accordance with Article X, Section 20 of the Colorado Constitution, the Sanitary Sewer Utility Enterprise is defined by TABOR as an enterprise. In general, an enterprise is expected to operate exclusively from the revenues generated by its business, in this case sanitary sewer services. By accepting this grant, the Sanitary Sewer Utility Enterprise would fail compliance the annual evaluation of classifying as an enterprise and would cease to exist as an enterprise for the fiscal year 2023. This is specifically because it is receiving >10% of its revenue from either state or local government grant programs.

As part of the resolution adoption, the Council is acknowledging various sections of the Johnstown Municipal Code, including 4-40(2) which outlines the requirements of operating the Sanitary Sewer Utility Enterprise. Staff believe this in the best interests of the community to ensure completion of the capital projects as previously mentioned and to help control sanitary sewer utility rates for our end users. It is also important to note, that as part of approval of this Resolution, any interest recognized with the deposit of these funds into the Sanitary Sewer Utility Enterprise, will be refunded back to the General Fund two times annually until the loan is completely depleted.

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If the Council desires for this grant to be converted into a loan, then payment will need to be subordinate to the existing sanitary sewer bonds that were issued in 2021. Rate structures for the next 5 years will also need to be reevaluated to ensure a reasonable payback to the general fund. If Council opts not to accept a grant or loan from the General Fund, then Council may need to consider alternative methods of funding to help ensure completion of the sanitary sewer projects, including but not limited to, the upgrades at the Central Wastewater Treatment Plant, which are part of a consent order with the State.

LEGAL ADVICE:

Both the Town Attorney and the Town Bond Counsel reviewed and amended the resolution to its current form.

FINANCIAL ADVICE:

While this grant will impact the General Fund ending fund balance, the operation of the General Fund is still sustainable. This also benefits the Sewer Fund by controlling rates for end users and makes this fund sustainable as well.

RECOMMENDED ACTION: Staff supports and recommends approval of Resolution 2023-53 as presented.

SUGGESTED MOTIONS:

For Approval

I move to approve Resolution 2023-53 as presented authorizing a grant in the amount of \$50 million from the General Fund to the Sanitary Sewer Utility Enterprise of the Town of Johnstown.

For Denial

I move we deny Resolution 2023-53 as presented.

Reviewed and Approved for Presentation,



Town Manager

TOWN OF JOHNSTOWN, COLORADO**RESOLUTION NO. 2023-53****RESOLUTION AUTHORIZING A GRANT FROM THE TOWN OF JOHNSTOWN
GENERAL FUND TO THE TOWN OF JOHNSTOWN SANITARY SEWER UTILITY
ENTERPRISE**

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 of Johnstown, Colorado, Sanitary Sewer Utility Enterprise, is a duly created enterprise, as that term is defined in Article X, Section 20 of the Colorado Constitution; and

WHEREAS, the Town Council is vested with the authority to administer the affairs of the Town and the Sanitary Sewer Utility Enterprise; and

WHEREAS, the Sanitary Sewer Utility Enterprise seeks funding to assist in the financing of significant infrastructure improvements in the Town, including the construction and installation of the expansion of the Low Point Wastewater Treatment Plant and the expansion of the Central Wastewater Treatment Plant as required by a Consent Order; and

WHEREAS, the Town Council recognizes that it is approving this resolution contrary to the provisions of Section 4-40(2) of the Johnstown Municipal Code given the unique conditions and necessity to ensure sustainability of the Sanitary Sewer Fund; and

WHEREAS, the Town Council also recognizes this resolution is inconsistent with Section 13-40 of the Johnstown Municipal Code, but is in the best interest of the Sanitary Sewer Utility Enterprise; and

WHEREAS, the Town of Johnstown General Fund has available resources to grant the funds to the Sanitary Sewer Utility Enterprise; and

WHEREAS, but for the grant, the Town would have to significantly increase rates to both existing and future rate payers for services delivered; and

WHEREAS, to provide the funding, the Town Council desires to make a grant from the Town of Johnstown General Fund to the Sanitary Sewer Utility Enterprise in the amount of Fifty Million Dollars (\$50,00,000.00); and

WHEREAS, the Town Council acknowledges that the Sanitary Sewer Utility Enterprise will lose its Enterprise status based on the meaning of Section 20 of Article X of the State Constitution for Fiscal Year 2023 only; and

WHEREAS, the Town Council finds, determines and declares that adoption of this Resolution is in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, ACTING AS THE GOVERNING BODY OF THE TOWN OF JOHNSTOWN AND OF THE TOWN OF JOHNSTOWN SEWER UTILITY ENTERPRISE, THAT:

Section 1. Grant. The Town Council hereby approves a grant from the Town of Johnstown General Fund to the Sewer Activity Enterprise in the amount of Fifty Million Dollars (\$50,000,000.00). The Sanitary Sewer Utility Enterprise shall have no obligation to repay the grant.

Section 2. Interest. All interest earned by the financial grant provided to the Sanitary Sewer Utility Enterprise identified in Section 1 shall be remitted to the Town of Johnstown General Fund on a bi-annual basis until the funds are depleted.

Section 3. Finding, Determinations, and Declarations. The Town Council, having been fully informed of and having considered all the pertinent facts and circumstances, hereby finds, determines, and declares during the current fiscal year ended December 31, 2023, and this fiscal year only, an exception is hereby made to the establishment of the Town's Sanitary Sewer Utility Enterprise for purposes of the acceptance of the grant referenced in Section 1 hereof and for purposes of Section 4-40(2) of the Johnstown Municipal Code.

Section 4. Authorization. This resolution authorizes the transfer of funds to the Sanitary Sewer Utility Enterprise from the General Fund to satisfy this grant.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of November, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Resolution 2023-54 Authorizing the Reimbursement of the Town's Water Utility Enterprise with Proceeds from the Issuance of Municipal Bonds for Certain Capital Expenditures Undertaken or Proposed to be Undertaken by the Town

ACTION PROPOSED: Consider Resolution 2023-54

ATTACHMENTS: 1. Resolution 2023-54

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is Resolution 2023-54. This resolution would authorize the Town of Johnstown Water Utility Enterprise to be reimbursed with proceeds from the issuance of water revenue municipal bonds for capital expenditures undertaken or to be undertaken within the Water Utility Enterprise.

Council awarded the first phase of the construction for the expansion of our Water Treatment Plant on November 6 for approximately \$22 million. To complete this project, issuance of a water revenue municipal bond will be necessary. While the amount has not been fully determined, the Resolution enclosed considers a bond of up to \$75 million. At a time appropriate (hopefully interest rates are on a decline), Town Staff will work with Town Council, our Bond Counsel and Bond Underwriters to set a date in 2024 for the issuance of Water Revenue Bonds.

This Resolution will specifically allow the Town to reimburse itself for the initial phase if it wants and needs to or may use all the proceeds to fund the balance of the remaining project. This Resolution was drafted by Tom Peltz, Kutak & Rock our Bond Counsel with the flexibility on how the financing and if applicable, reimbursements may be handled and processed.

LEGAL ADVICE:

The Town Bond Counsel drafted the Resolution presented for consideration.

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FINANCIAL ADVICE:

This Reimbursement Resolution allows the Town to fully get reimbursed if necessary for the improvements already approved as part of the capital project.

RECOMMENDED ACTION: Staff supports and recommends approval of Resolution 2023-54.

SUGGESTED MOTIONS:**For Approval**

I move to approve Resolution 2023-54 authorizing the Water Utility Enterprise to reimburse itself with proceeds from the issuance of a municipal bond for capital expenditures undertaken within the Water Utility Enterprise.

For Denial

I move we deny Resolution 2023-54 as presented.

Reviewed and Approved for Presentation,



Town Manager

RESOLUTION NO. 2023-54

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PROCEEDS OF THE ISSUANCE OF MUNICIPAL BONDS FOR CERTAIN CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE TOWN; GENERALLY IDENTIFYING THE CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Johnstown, acting by and through its Water Utility Enterprise (the “Town”), in the State of Colorado (the “State”), is political subdivision duly organized and existing pursuant to the State Constitution and its home rule charter; and

WHEREAS, the Town currently owns and operates a water system and, pursuant to Section 13-70 of the Town Municipal Code, the Town Council (the “Council”) is the governing body of the Water Utility Enterprise and exercises the Town's legal authority relating to the Water Utility Enterprise; and

WHEREAS, the Council has determined that it is in the best interest of the Town to make certain capital expenditures generally consisting of, but not necessarily limited to, the construction, installation, and equipping of new water treatment plant (collectively, the “Improvement Project”); and

WHEREAS, the Council currently intends and reasonably expects to participate in a tax-exempt financing, including an amount which is currently estimated not to exceed \$72,000,000.00 (the “Financed Amount”), to reimburse the Town for the portion of such capital expenditures incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and ending prior to the later of 18 months of the date of such capital expenditures or the placing in service of the Improvement Project (but in no event more than 3 years after the date of the original expenditure of such moneys); and

WHEREAS, the Council hereby desires to declare its official intent, pursuant to 26 C.F.R. § 1.150-2, to reimburse the Town for such capital expenditures with the proceeds of the Town’s municipal bond financing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. ***Declaration of Official Intent.*** The Town shall, presently intends, and reasonably expects to finance all or a portion of the Improvement Project with legally available funds.

Section 2. ***Dates of Capital Expenditures.*** All of the capital expenditures covered by this Resolution were or will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. ***Issuance of Municipal Bonds.*** The Town presently intends and reasonably expects to participate in a municipal bond financing within 18 months of the date of the expenditure of moneys on the Improvement Project or the date upon which the Improvement Project is placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said financing an amount not to exceed the Financed Amount to reimburse the Town for its expenditures in connection with the Improvement Project.

Section 4. ***Confirmation of Prior Acts.*** All prior acts and doings of the officials, agents and employees of the Town which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Improvement Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. ***Effective Date of Resolution.*** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the Town Council of the Town of Johnstown, Colorado this ____ day of _____, 2023.

[SEAL]

Town of Johnstown

By: _____
Troy D. Mellon, Mayor

Attest:

By: _____
Hannah Hill, Town Clerk



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Public Hearing: Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan

ACTION PROPOSED: Consider Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan

ATTACHMENTS:

1. Vicinity Map
2. Resolution 2023-52
3. Proposed Blue Sky Prairie Subdivision
4. Proposed Blue Sky Prairie Development Plan
5. Overall Development Plan – Approved February 20, 2023
6. PZC Staff Report
7. Staff Presentation
8. Developer Presentation

PRESENTED BY: Lilly Cory, Planner I

AGENDA ITEM DESCRIPTION:

Included for your review and consideration is Resolution 2023-52. The resolution is part of an application by the developer COLA, LLC/View Homes requesting consideration of a Preliminary Subdivision Plat and Preliminary Development Plan for a single-family residential project to be marketed as 'Blue Sky Prairie'. The property encompasses 121.3 acres in the High Plains Village PD development. The Blue-Sky Prairie development will be located in 102.1 acres of the 121.3 acres in the High Plains Village PD. The remaining balance of the property is reserved for potentially higher density development, but is not part of this application.

Proposed is a diverse single-family detached neighborhood intended to serve different economic incomes while integrating with the Rocksbury Ridge Subdivision. Blue Sky Prairie will provide single family homes of varying lots sizes that are interconnected by trail systems and pocket parks. A central road will lead into the community off High Plains Boulevard that will provide enhanced landscaping to enforce the development's identity. A trail system along the entry way

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ensures easy access to residences and subdivision amenities. Open space requirements are accommodated by enhanced landscaping and interconnectivity of the neighborhood.

The application does meet the conditions and terms of the Overall Development Plan (ODP) which was approved in February 2023, by the Town Council. For reference, the ODP is included in the packet. Specifically, the density for each of the planning area (PA) permitted compared to the units in each planning area are as detailed below:

Tract	Tract Size in Acres	Dwelling Units Permitted by ODP	Dwelling Units Requested in the Preliminary Plat
PA-1	33.6	328	53
PA-2	28.1	131	128
PA-3	28.3	94	81
PA-4	30.2	172	151

The Planning & Zoning Commission held a public hearing on November 1, 2023; public comments were forthcoming. The public stated concerns with traffic, integration of lot size with properties located off WCR50 (Veteran's Pkwy), and the general perception of pace of development in Johnstown. The Commission voted 3-2 for the denial of the Preliminary Subdivision Plat and Preliminary Development Plan, due to the information received from the residents during the public hearing.

This Preliminary Plat and Development Plan will be followed by a more detailed plans, supported by construction plans and engineering reports, for Final Plan and Development Approvals.

LEGAL ADVICE:

The Resolution was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Planning Commission recommended denial of Resolution 2023-52.

SUGGESTED MOTIONS:

For Approval: Based on the findings and analysis presented at this hearing, I move to approve Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan.

For Denial: Based on the findings and analysis presented at this hearing, I move to deny Resolution 2023-52 Approving the Blue Sky Prairie, Preliminary Subdivision Plat and Preliminary Development Plan.

Reviewed and Approved for Presentation,



Town Manager



VICINITY MAP
1" = 2000'



LJA ENGINEERING

1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224
www.lja.com

High Plains Estates
District Cost Improvement Exhibits
Vicinity Map

Prepared: DKH
Approved: KRL

Horiz. Scale: 1" = 2000'
Vert. Scale: NA

Job No.: 1073-01
Date: April 05, 2023

Sheet: 1 of 1

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-52**

APPROVING THE PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR BLUE SKY PRAIRIE, LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO.2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,COUNTY OF WELD, STATE OF COLORADO, AND THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO CONTAINING AN AREA OF 121.160 ACRES, (5,277,732 SQUARE FEET), MORE OR LESS.

WHEREAS, High Plains Estates JV, LLC, a Colorado corporation (“Developer”), submitted an application to the Town of Johnstown for approval of a Preliminary Plat and Preliminary Development Plan, a subdivision of certain lands, being apart of the E ½ of the NE1/4 of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, less than that portion contained in that deed ,Weld County, State of Colorado, consisting of 121.16 acres; and

WHEREAS, on November 1, 2023, the Planning and Zoning Commission held a public hearing, reviewed the request, and recommended that the Town Council deny the Preliminary Plat for Blue Sky Prairie; and

WHEREAS, on November 20, 2023, the Town Council held a public hearing concerning approval of the Preliminary Plat Blue Sky Prairie and, after considering the Planning and Zoning Commission’s recommendations, reviewing the file, and conducting such hearing, found as follows:

1. The data requirements, design standards and required improvements meet the requirements of the Johnstown Municipal Code Subdivision Regulations

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

Section 1. Preliminary Plat Approval: The Preliminary Plat and Preliminary Development Plan, a subdivision of certain lands, being a part of the East ½ of the Northeast 1/4 of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, less than that portion contained in that deed, Weld County, State of Colorado, consisting of 121.16 acres, is hereby approved, subject to the following conditions:

Section 2. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary Plat for Blue Sky Prairie and, consistent with the conditions set forth above, have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____ day of _____, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

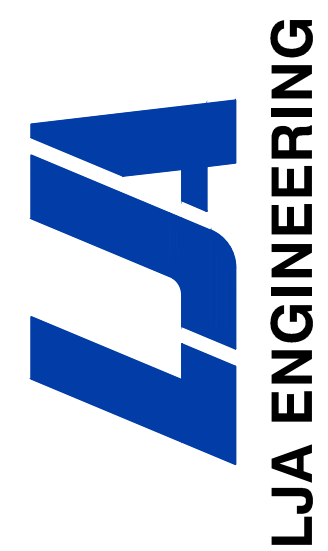
By: _____
Hannah Hill, Town Clerk

By: _____
Troy Mellon, Mayor



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
Phone: 303.446.2388

APPLICANT
COLA, LLC / VIEW HOMES
555 MIDDLE CREEK PKWY, SUITE 500
JOHNSTOWN, CO 80521

CLIENT
COLA, LLC / VIEW HOMES
BLUE SKY PRAIRIE
JOHNSTOWN, COLORADO

NOTES

DATE
08-18-2023

REVISIONS

DR. WWB | **CH. KRL**

P.M. KRL

JOB 1073-01

SHEET NO.
2 OF 29

BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

OUTLOT SUMMARY					
	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
OUTLOT A	FUT OS/DETENTION	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	101,705	2.33
OUTLOT B	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	49,442	1.14
OUTLOT C	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	16,809	0.39
OUTLOT D	ALLEY	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,713	0.59
OUTLOT E	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	20,299	0.47
OUTLOT F	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,522	0.59
OUTLOT G	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	29,863	0.69
OUTLOT H	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	8,866	0.20
OUTLOT I	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	21,221	0.49
OUTLOT J	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	22,877	0.53
OUTLOT K	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	18,380	0.42
OUTLOT M	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	10,190	0.23
OUTLOT N	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	16,342	0.38
OUTLOT O	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	1,340	0.03
OUTLOT P	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	46,492	1.07
OUTLOT Q	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	90,567	2.08
OUTLOT R	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	4,367	0.10
OUTLOT S	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	33,474	0.77
OUTLOT T	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	45,773	1.05
OUTLOT U	OS / TRAIL / DETENTION	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	238,038	5.46
OUTLOT V	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	39,294	0.90
OUTLOT W	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	5,500	0.13
OUTLOT X	OS / DETENTION / SS	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	25,752	0.59
OUTLOT Y	OS / TRAIL / SS	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	9,223	0.21
OUTLOT Z	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	29,712	0.68
OUTLOT AA	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	161,582	3.71
OUTLOT BB	PARK	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	61,601	1.41
OUTLOT CC	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	9,889	0.23
OUTLOT DD	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	41,385	0.95
OUTLOT EE	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	17,889	0.41
OUTLOT FF	OS / LANDSCAPE	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	14,241	0.33
OUTLOT GG	FUT. DEVELOPMENT	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	871,131	20.00
TOTAL AREA				2,114,479	48.54

OS = OPEN SPACE

SS = SANITARY SEWER

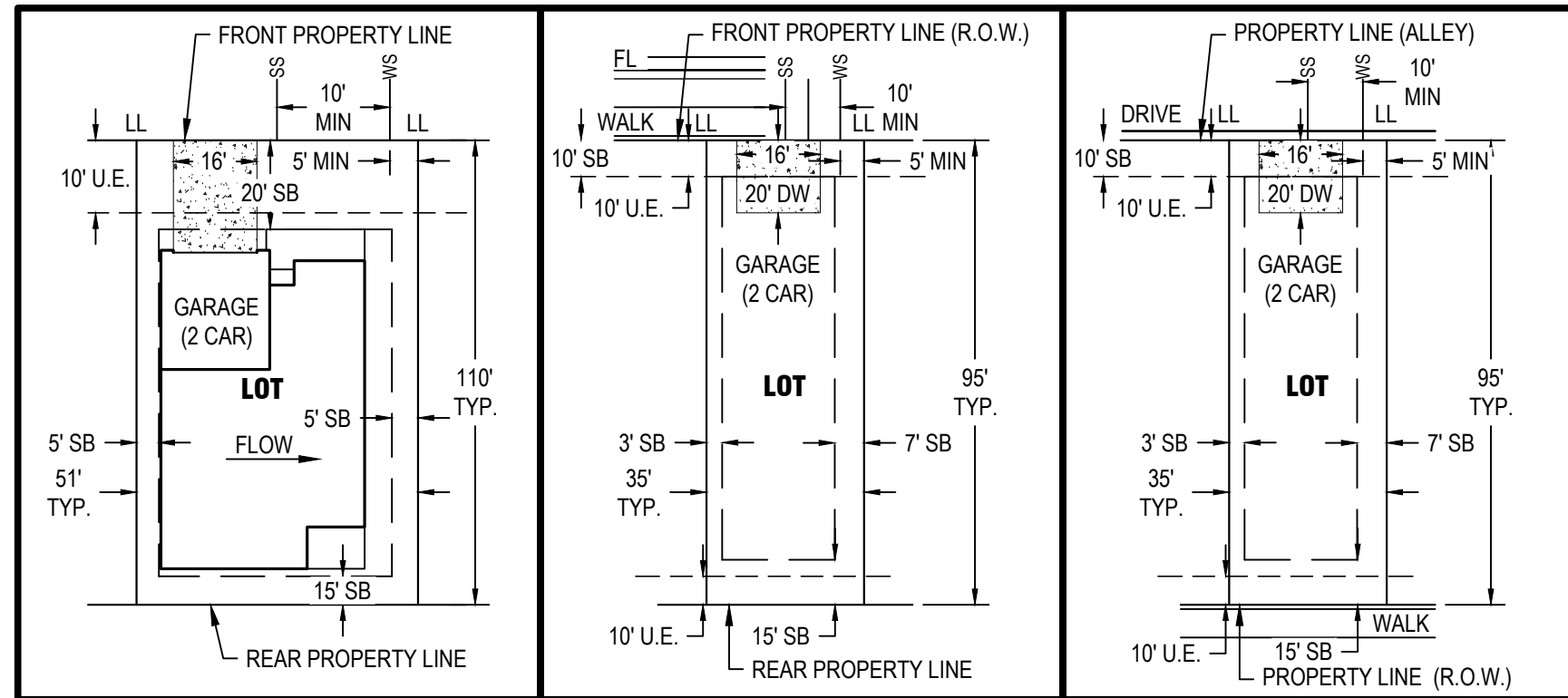
LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	2,077,213	47.69	39.4%
ROADWAY AREA	1,086,041	24.93	20.6%
OUTLOTS - DRIVES (B, C, D)	91,964	2.11	1.7%
OUTLOTS - PONDS (A, U)	339,743	7.80	6.4%
OUTLOTS - LANDSCAPE (E, F, G, H, I, J, K, M, N, O, P, Q, R, S, T, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF)	811,641	18.63	15.4%
OUTLOT GG - FUTURE DEVELOPMENT	871,131	20.00	16.5%
TOTAL AREA	5,277,732	121.16	100%
TOTAL LOTS		413	

(1) OUTLOTS A-FF DEDICATED FOR CITY'S PARK, RECREATION & OPEN SPACE CREDIT

STREET SUMMARY	
TYPE	NAME(S)
PRIVATE DRIVE - 26'	BLUESTEM AVE., PRAIRIE SAGE AVE.
RESIDENTIAL LOCAL STREET (MOUNTABLE CURB)	JUNEGRASS AVE., DROPSSEED ST., GOLDEN ROD ST.
RESIDENTIAL LOCAL STREET (VERTICAL CURB)	RIVER ROCK DR.
ENTRY STREET WITH RAISED MEDIAN	WILD RYE DR.
RESIDENTIAL COLLECTOR	WATERBIRCH AVE., LARKSPUR DR.
MAJOR ARTERIAL	HIGH PLAINS BLVD., VETERANS PKWY.

BLUE SKY PRAIRIE - PRELIMINARY LOT MIX			
TYPICAL LOT FRONTAGE	LOT SIZE (sf)	HOME TYPE	EST. NUMBER OF DWELLING
60-feet	6,000 and greater	SFD	104
50-feet	5,000	SFD	51
40-feet	4,000	SFD	142
35-feet - Rear load	3,000	SFD	102
35-feet - Front load	3,000	SFD	14
25-feet - Rear load	2,000	Pairs	n/a
30-feet - Front load	2,400		n/a
20-feet	1,320	Cluster	n/a
22-feet	1,760	Townhomes	n/a
TOTAL			413

SIGHT LINES TABLE			
SIGHT LINE NUMBER	*1 (ft)	*2 (ft)	DESIGN SPEED (MPH)
SL1	500	350	45-50
SL2	400	275	35
SL3	300	200	25
SL4	300	200	25
SL5	300	200	25
SL6	300	200	25
SL7	300	200	25
SL8	300	200	25
SL9	300	200	25
SL10	300	200	25
SL11	300	200	25
SL12	400	275	35
SL13	500	350	45-50
SL14	400	275	35
SL15	300	200	25
SL16	300	200	25
SL17	300	200	25
SL18	300	200	25
SL19	300	200	25
SL20	300	200	25
SL21	300	200	25
SL22	300	200	25
SL23	300	200	25
SL24	300	200	25
SL25	300	200	25
SL26	300	200	25
SL27	300	200	25
SL28	300	200	25
SL29	300	200	25
SL30	300	200	25
SL31	400	275	35
SL32	400	275	35
SL33	400	275	35
SL34	400	275	35



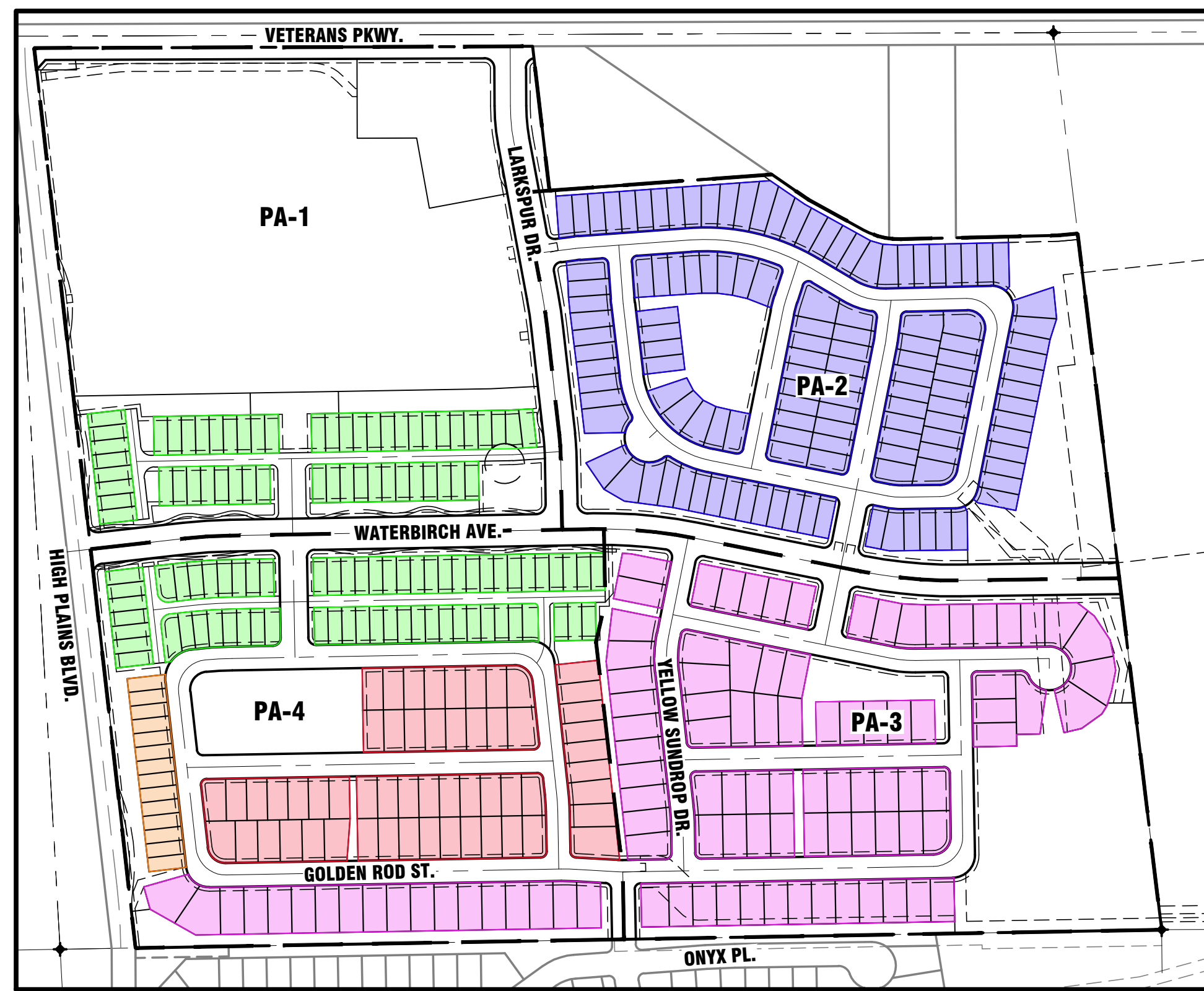
TYPICAL LOT EASEMENT LAYOUT
SINGLE FAMILY DETACHED
N.T.S.

TYPICAL LOT EASEMENT LAYOUT
SINGLE FAMILY DETACHED 'NOOK'
R.O.W. GARAGE ENTRANCE
N.T.S.

TYPICAL LOT EASEMENT LAYOUT
SINGLE FAMILY DETACHED 'NOOK'
ALLEY GARAGE ENTRANCE
N.T.S.

NOTES:

1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.



60' SINGLE FAMILY DETACHED

50' SINGLE FAMILY DETACHED

40' SINGLE FAMILY DETACHED

35' REAR-LOAD SINGLE FAMILY DETACHED

35' FRONT-LOAD SINGLE FAMILY DETACHED

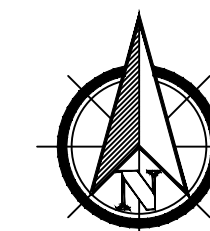
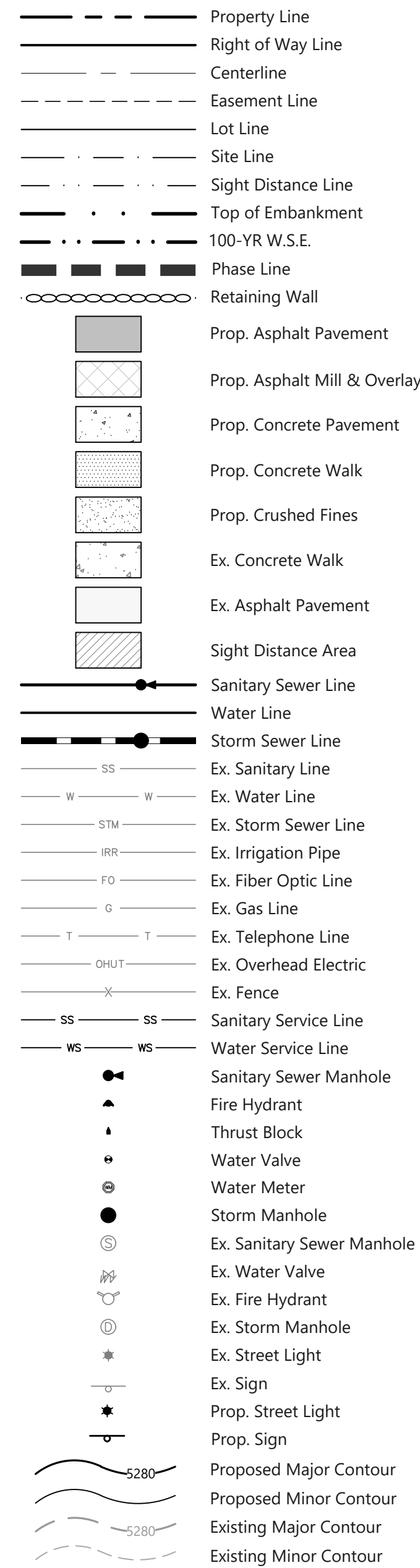
PLANNING AREA 1: 53 DU / 12.3 DEV. AC = 4.31 DU/AC

PLANNING AREA 2: 128 DU / 28.1 AC = 4.56 DU/AC

PLANNING AREA 3: 81 DU / 28.5 AC = 2.84 DU/AC

PLANNING AREA 4: 151 DU / 30.2 AC = 5.00 DU/AC

LEGEND



300 0 150 300
SCALE
1 inch = 300 ft.

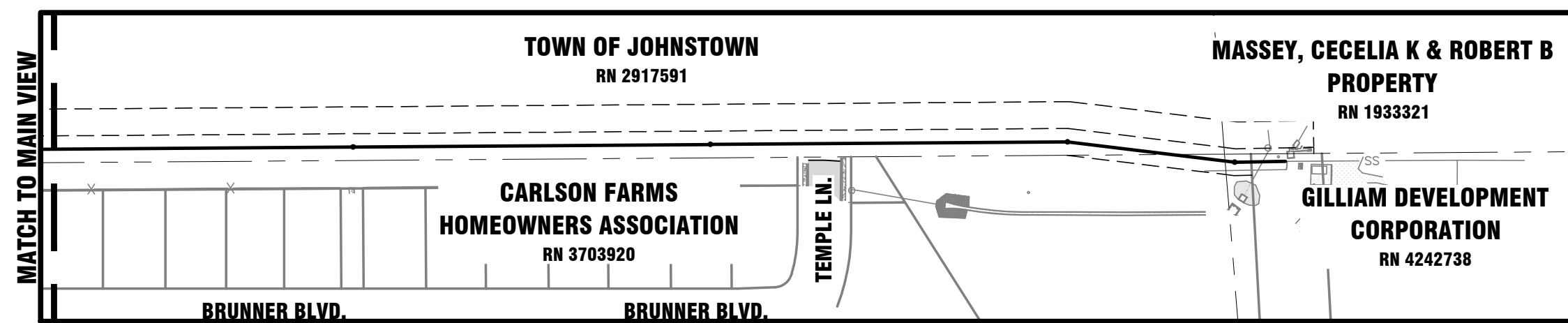
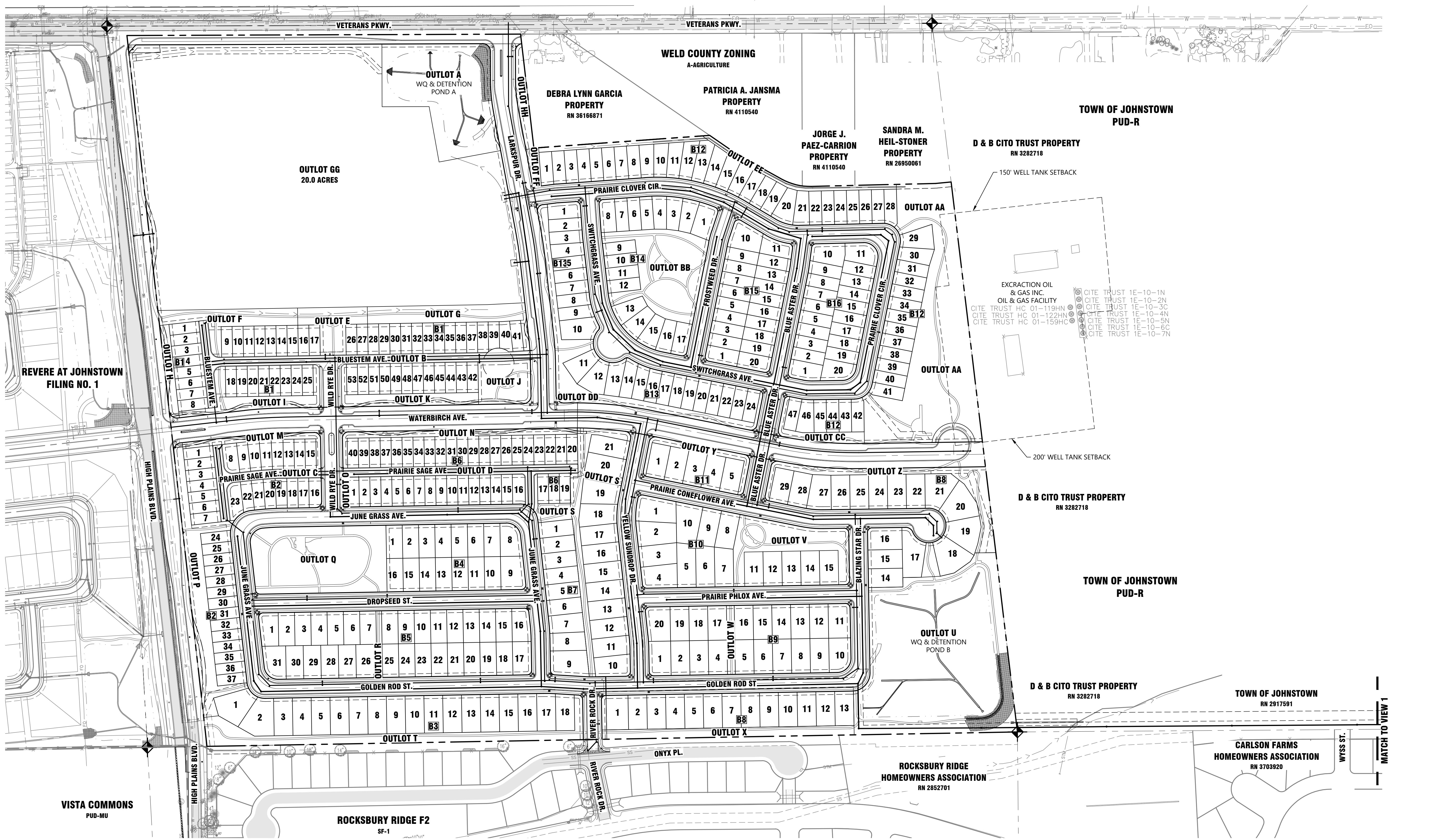
GENERAL ABBREVIATIONS

A.E.	ACCESS EASEMENT
BKL	BIKE LANE
BL CONST	BASELINE OF CONSTRUCTION
BS	BOTTOM ELEVATION OF RISE
B.S.I.	BY SEPARATE INSTRUMENT
CE	CURB EXTENSION
CL	CENTERLINE
CT	CURB TRANSITION
CWN	CROWN
DBO	DESIGN BY OTHERS
DC	MEDIAN CURB & GUTTER
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
EOP	EDGE OF PAVEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
E.A.T.T.E.	EXISTING AT&T EASEMENT
E.P.E.	EXISTING PIPELINE EASEMENT
FES	FLARED END SECTION
FG	FINISHED GROUND AT BOTTOM WALL ELEVATION
FGT	FINISHED GROUND AT TOP WALL ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FV	FIELD VERIFY
G	FINISHED GROUND
G.E.	GAS EASEMENT
G.O.E.	GAS & OIL EASEMENT
GV	GATE VALVE
HP	HIGH POINT
I.E.	IRRIGATION EASEMENT
LL	LOT LINE
LP	LOW POINT
LTWD	LITTLE THOMPSON WATER DISTRICT
MC	MOUNTABLE CURB & GUTTER
MH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R.O.W.	RIGHT OF WAY
RN	RECORDING NUMBER
S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
SW	SEWAGE
SW.E.	SEWAGE EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
T.C.E.	TEMP. CONSTRUCTION EASEMENT
T.R.E.	TRANSPORTATION EASEMENT
TS	TOP ELEVATION OF RISER
U.E.	UTILITY EASEMENT
U.G.E.	UTILITY & GAS EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT
WL	WATER LINE
WS	WATER SERVICE
W.S.W.	WATER SURFACE ELEVATION
WV	WATER VALVE

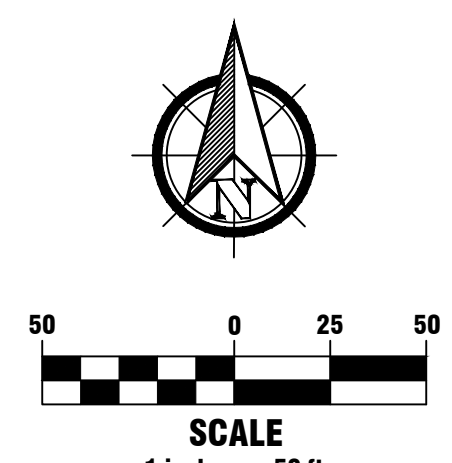
VC	VERTICAL C&G
MC	URBAN MOUNTABLE C&G
DC	MEDIAN C&G

NOT FOR CONSTRUCTION

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



PROJECT BENCHMARK:
NGS CONTROL POINT "JOHNSON" BEING A 3/8" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.
DATUM ELEV. = 5000.64 (NAVD88)



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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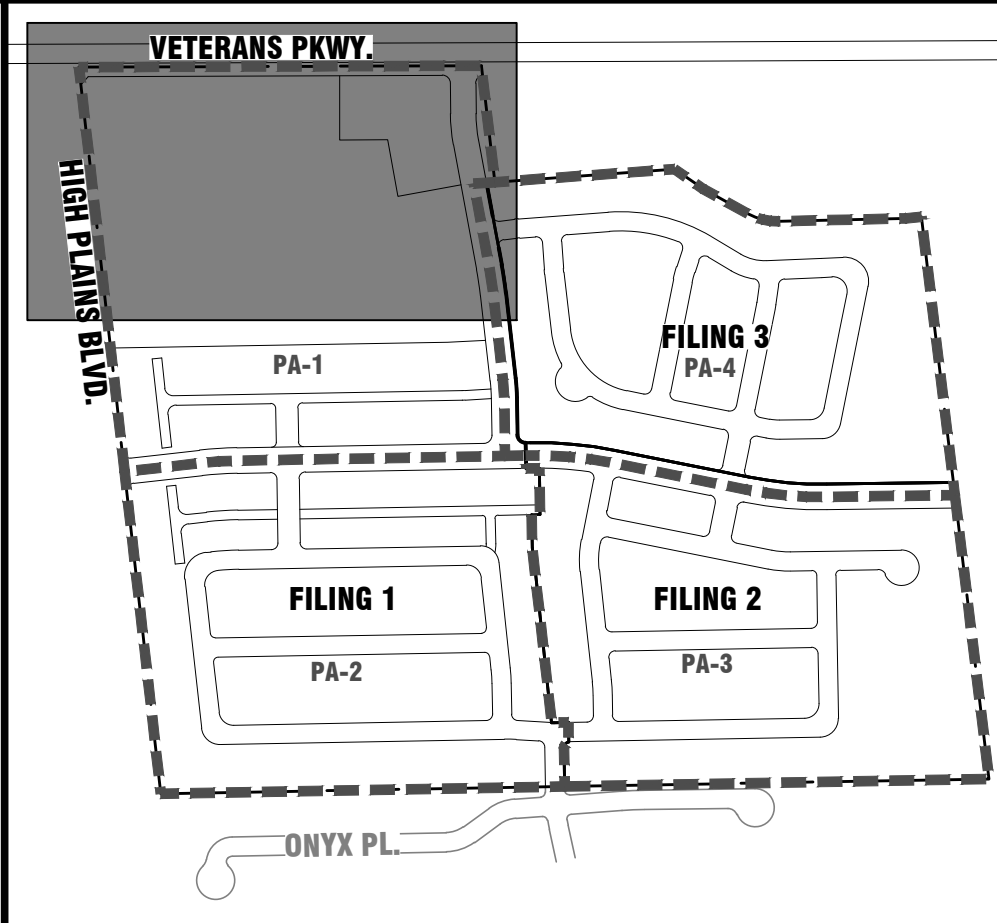
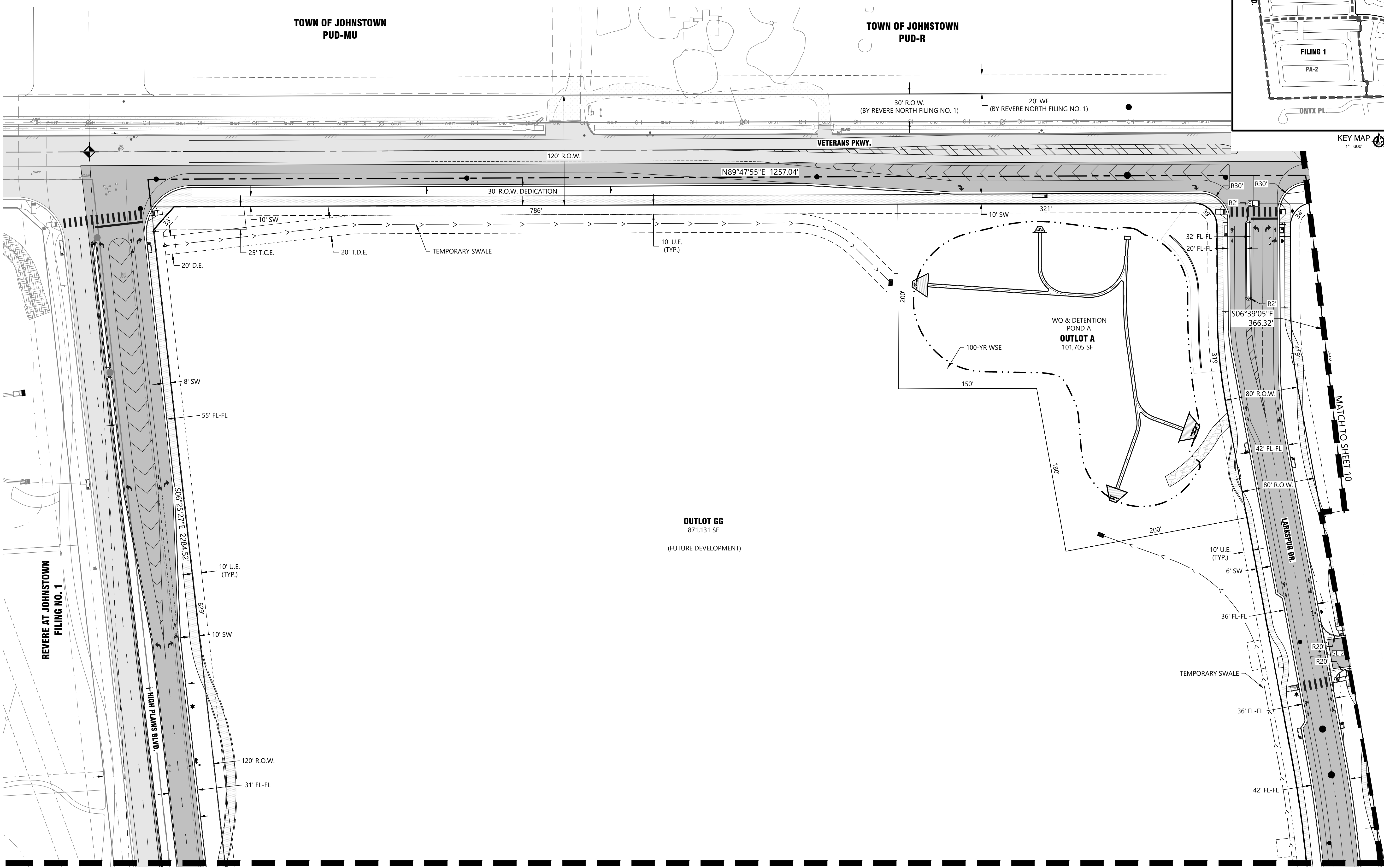
Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
Phone: 303.446.2388

CLIENT	COLA, LLC / VIEW HOMES
DATE	08-18-2023
1	04-18-2023 1st SUBMITTAL
2	09-23-2023 2nd SUBMITTAL
3	
REVISIONS	

APPLICANT	COLA, LLC / VIEW HOMES
555 MIDDLE CREEK PKWY, SUITE 500	JOHNSTOWN, CO 80521
TIM BUSCHAR	

DR. WWB	CH. KRL
P.M. KRL	
JOB	1073-01
SHEET NO.	3 OF 29

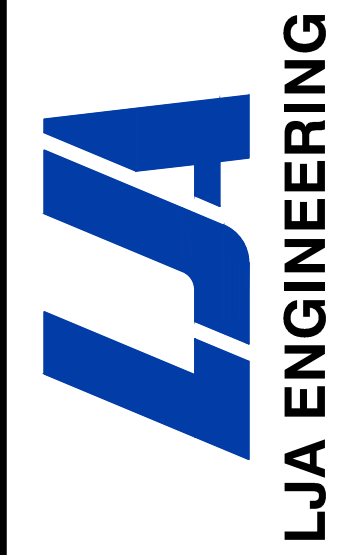
BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



KEY MAP
1"=600'

811
Know what's below.
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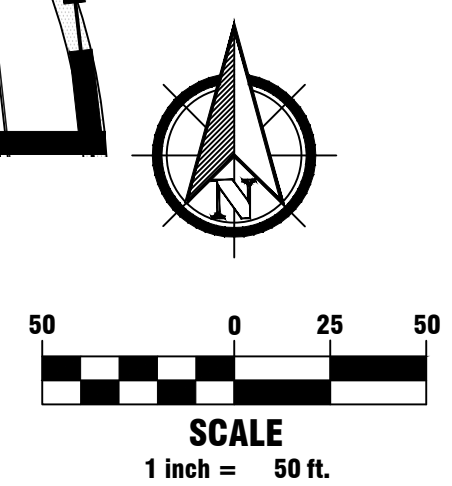
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555 MIDDLE CREEK PKWY, SUITE 500 JOHNSTOWN, CO 80521	
TIM BUSCHAR	

CLIENT	COLA, LLC / VIEW HOMES
DATE	08-18-2023
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3	
REVISIONS	

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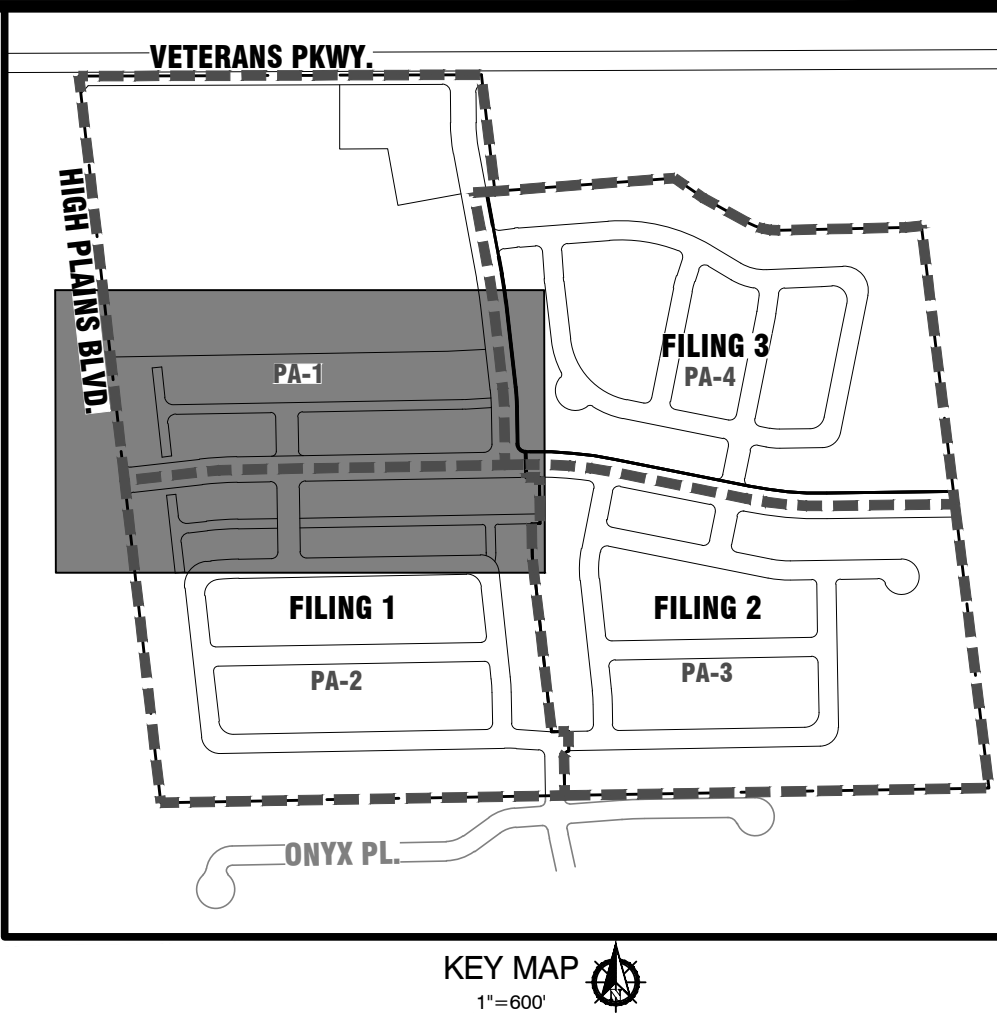
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MATCH TO SHEET 5

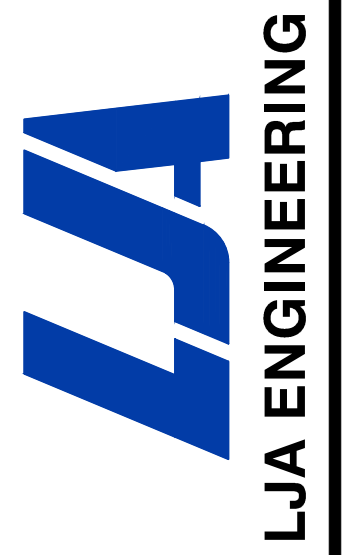
MATCH TO SHEET 10

REVERSE AT JOHNSTOWN
FILING NO. 1

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



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Know what's below.
Call before you dig.
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UNDERGROUND UTILITIES ARE
ONLY AN APPROXIMATE WAY
AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.



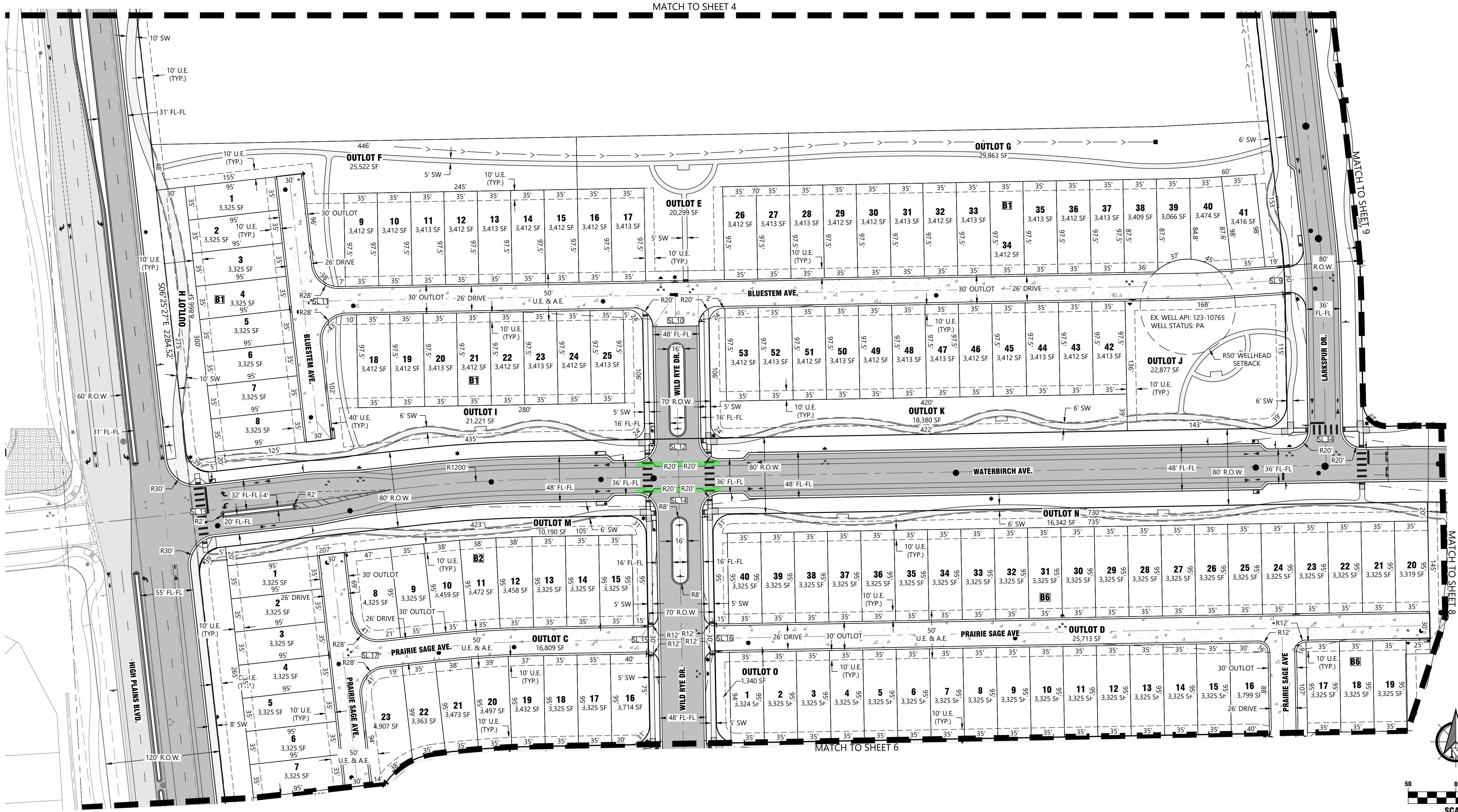
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CLIENT
COLA, LLC / VIEW HOMES
BLUE SKY PRAIRIE
JOHNSTOWN, COLORADO

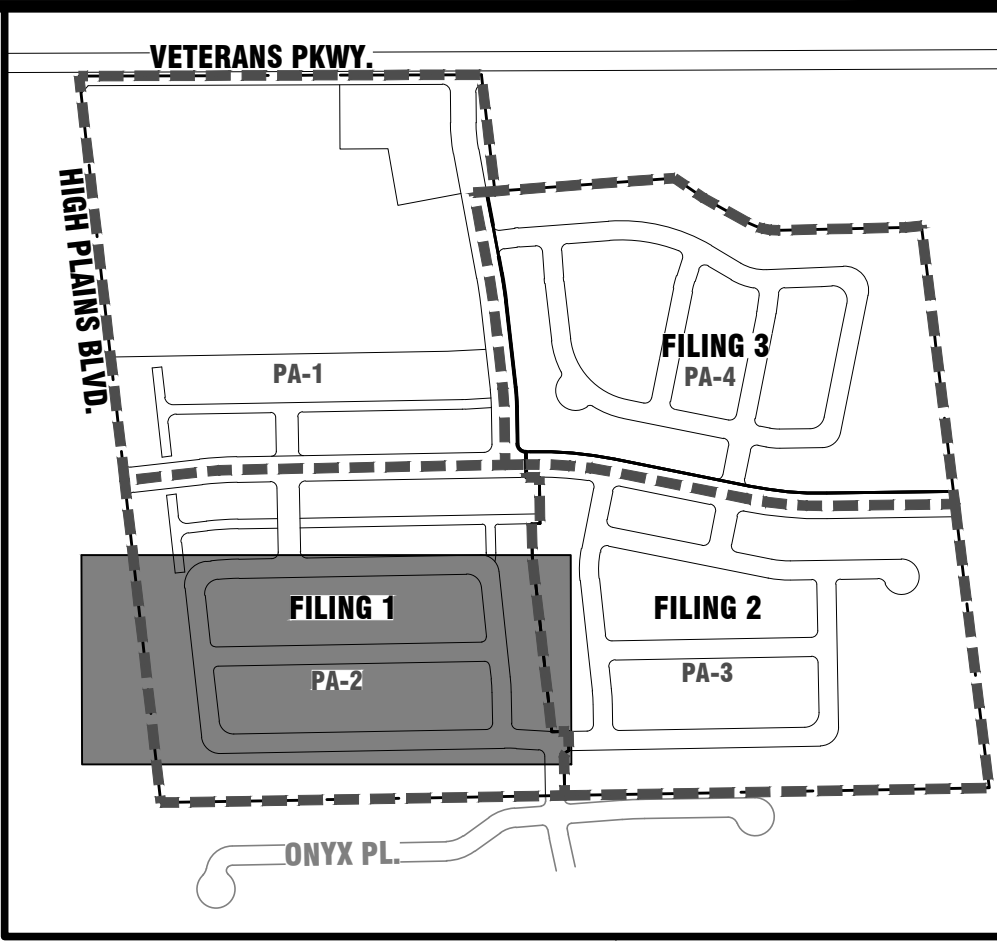
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1 04-18-2023 1st SUBMITTAL
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REVISIONS
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P.M. KRL
JOB 1073-01
SHEET NO. 5 OF 29



SCALE
1 inch = 50 ft.
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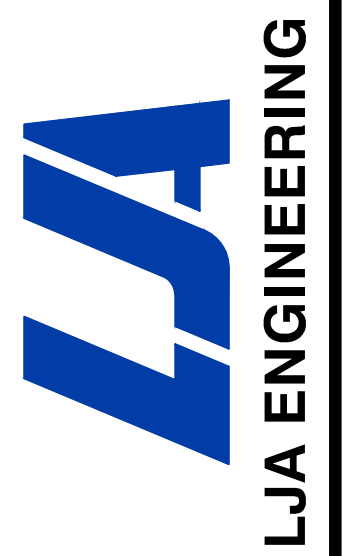
BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



KEY MAP
1"=600'

811
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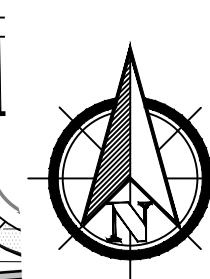
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555 MIDDLE CREEK PKWY, SUITE 500
JOHNSTOWN, CO 80521

CLIENT
COLA, LLC / VIEW HOMES
BLUE SKY PRAIRIE
JOHNSTOWN, COLORADO
SITE PLAN

DATE
08-18-2023

REVISIONS

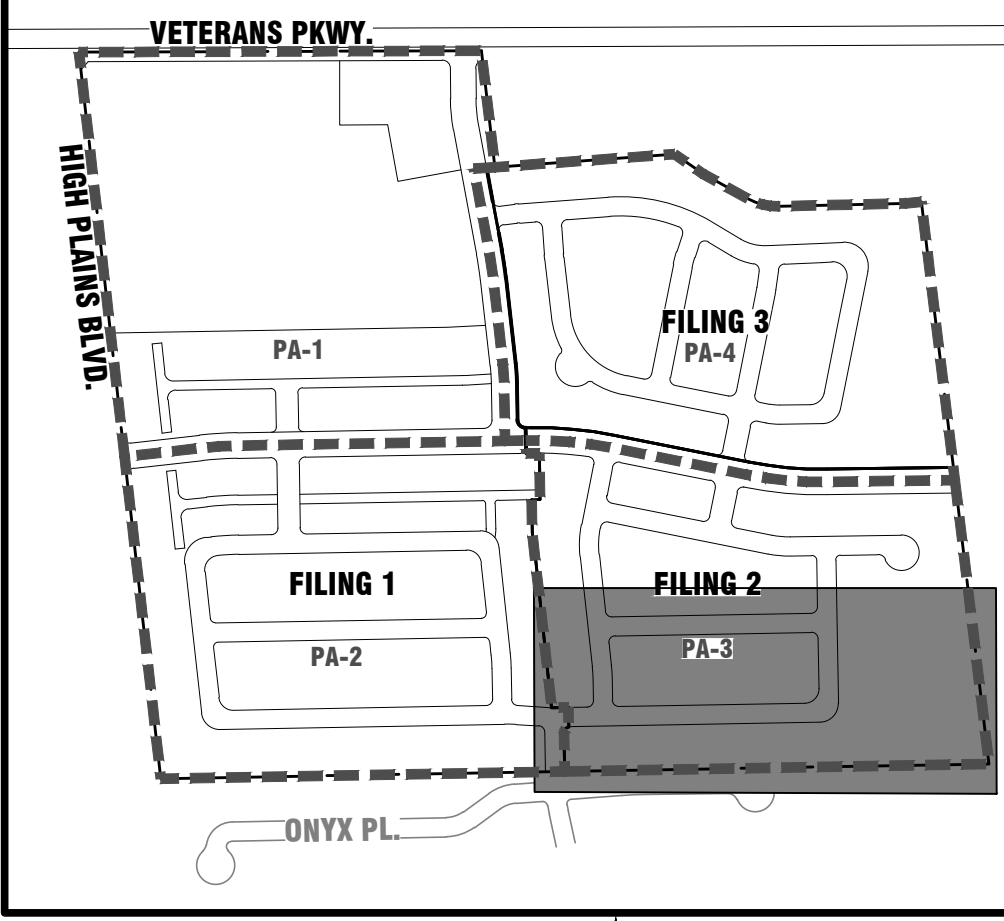
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P.M. KRL
JOB 1073-01
SHEET NO. 6 OF 29



SCALE
1 inch = 50 ft.

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BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



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LJA ENGINEERING

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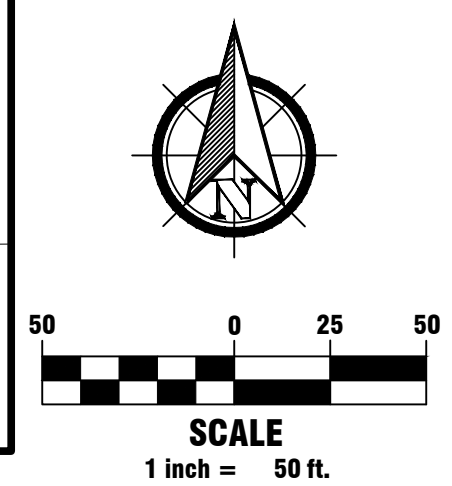
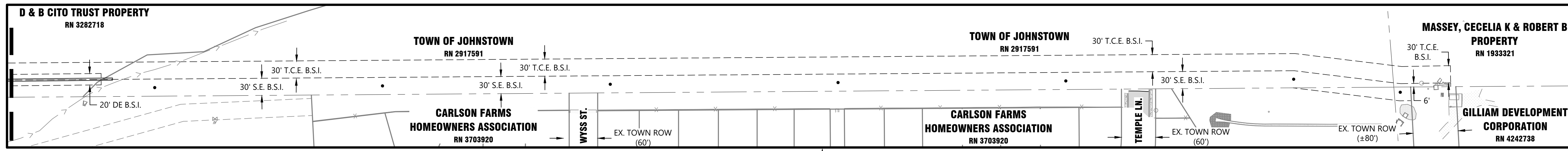
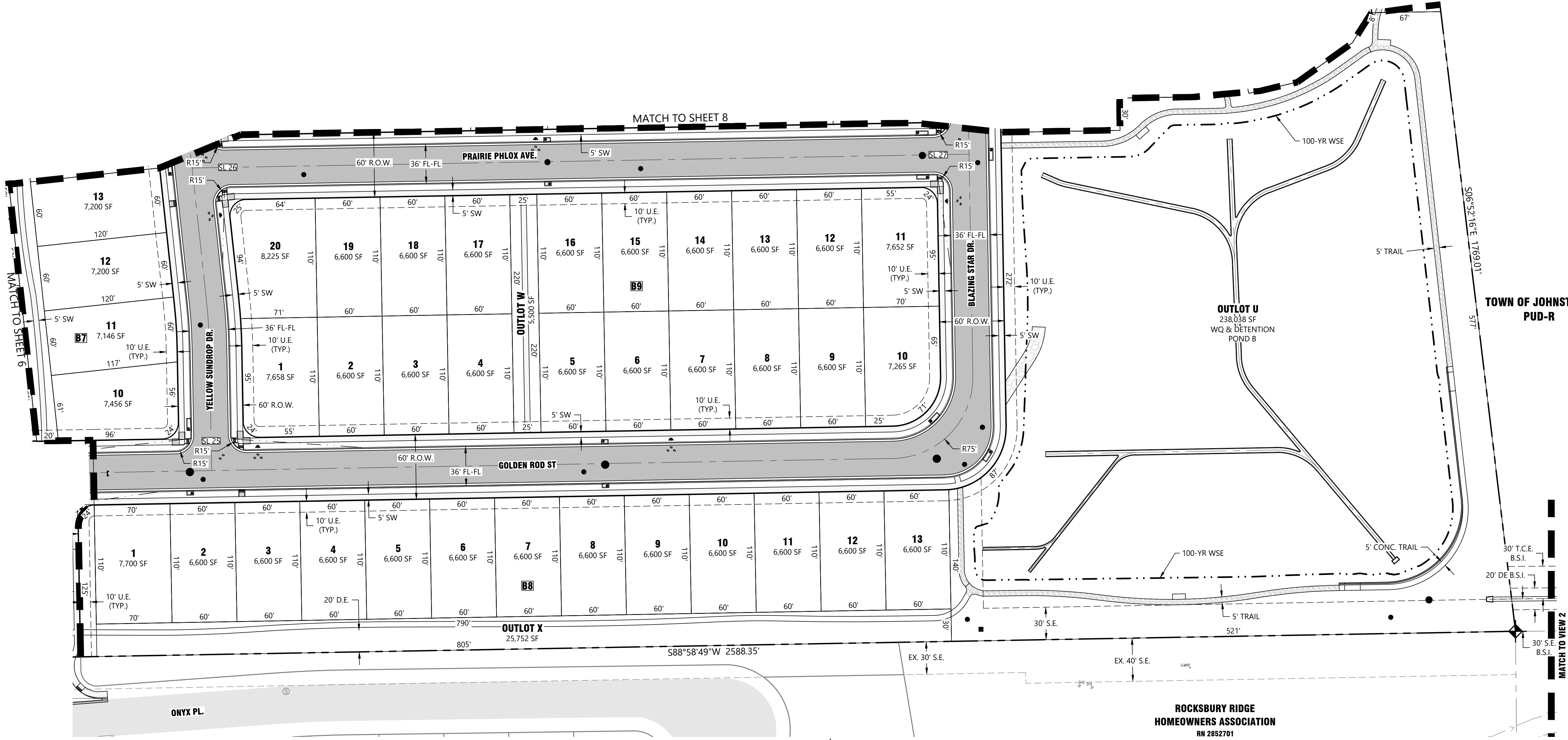
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202 Phone: 303.446.2388

CLIENT	APPLICANT
COLA, LLC / VIEW HOMES	COLA, LLC / VIEW HOMES
	555 MIDDLE CREEK PKWY, SUITE 500 JOHNSTOWN, CO 80821

CLIENT	APPLICANT
COLA, LLC / VIEW HOMES	COLA, LLC / VIEW HOMES
	BLUE SKY PRAIRIE JOHNSTOWN, COLORADO

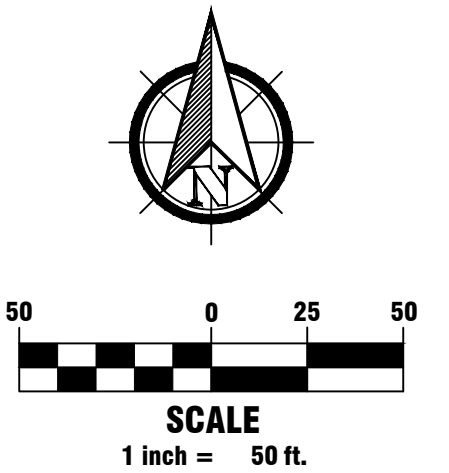
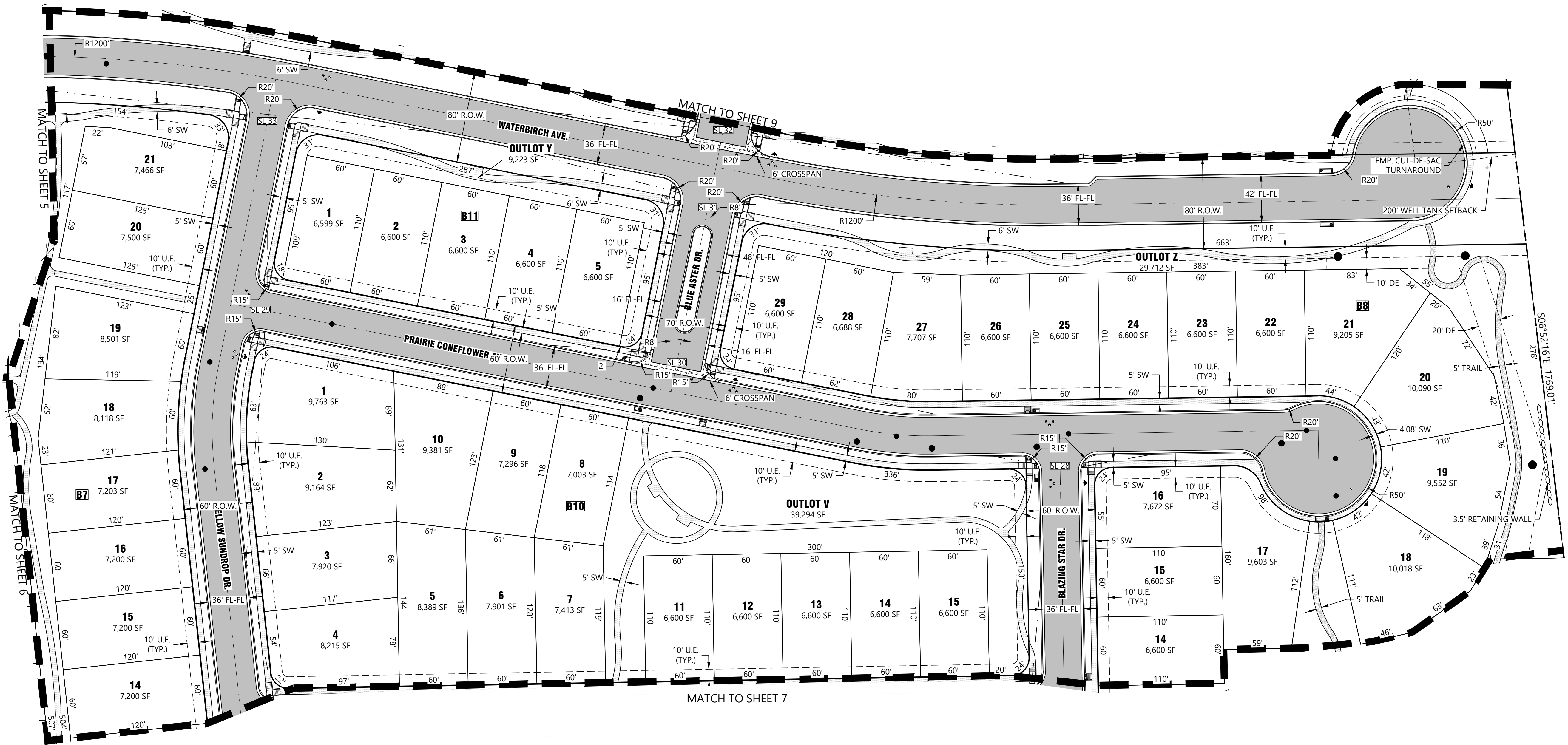
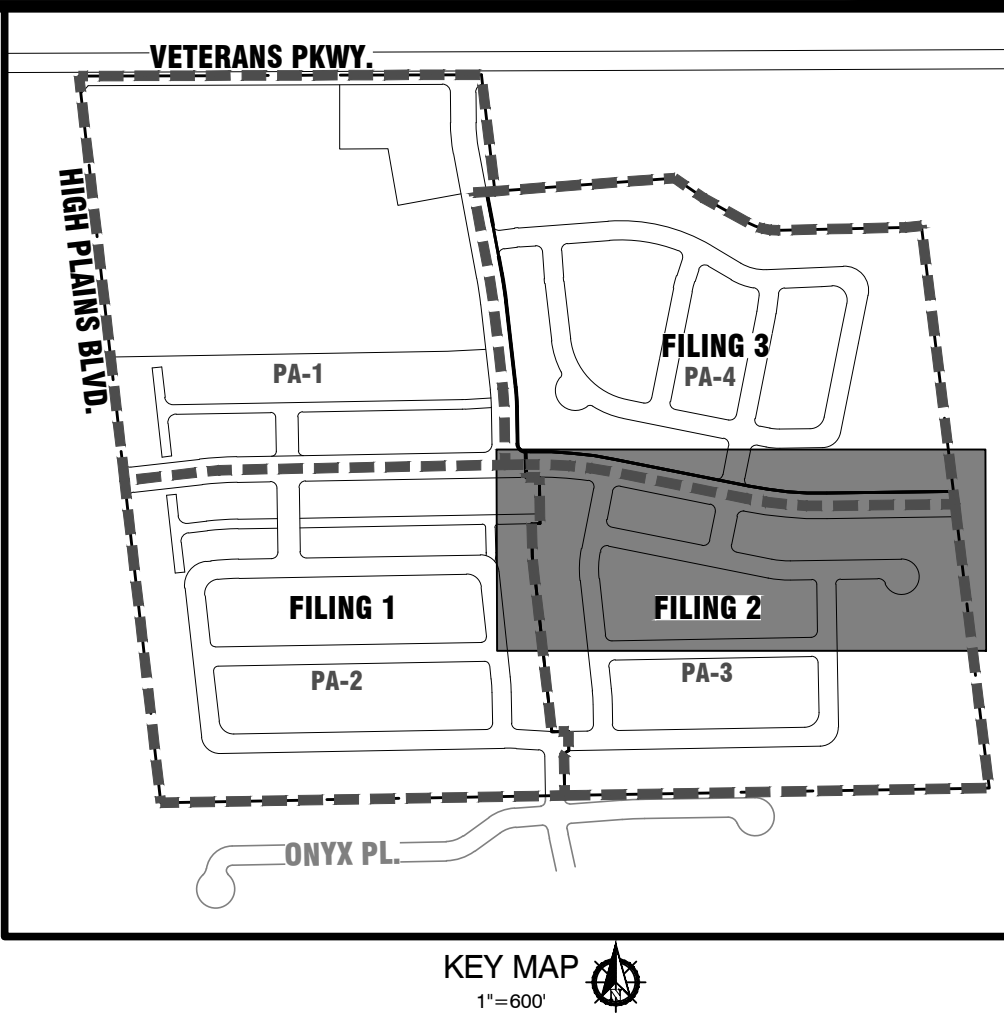
CLIENT	APPLICANT
COLA, LLC / VIEW HOMES	COLA, LLC / VIEW HOMES
	BLUE SKY PRAIRIE JOHNSTOWN, COLORADO

DATE	08-18-2023
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DR.	ICA
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JOB	1073-01
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BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



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Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LJA ENGINEERING



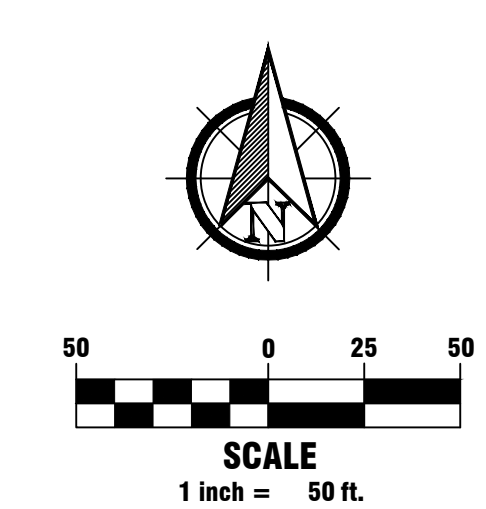
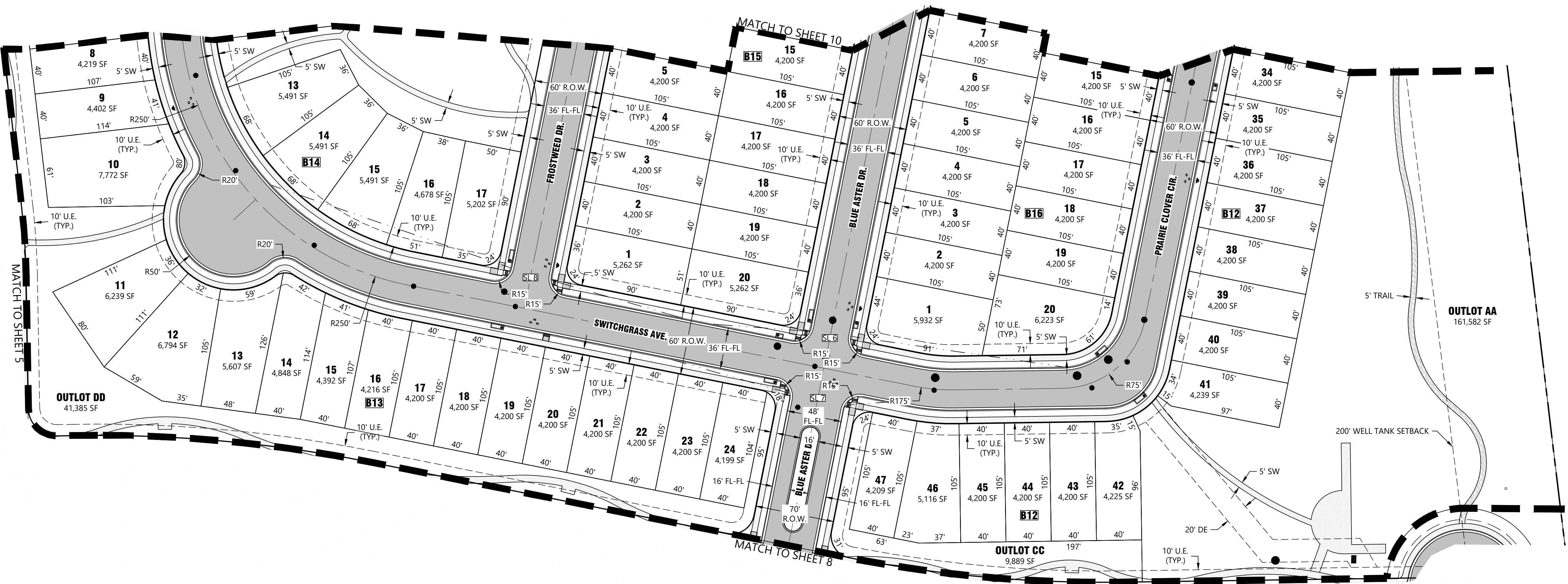
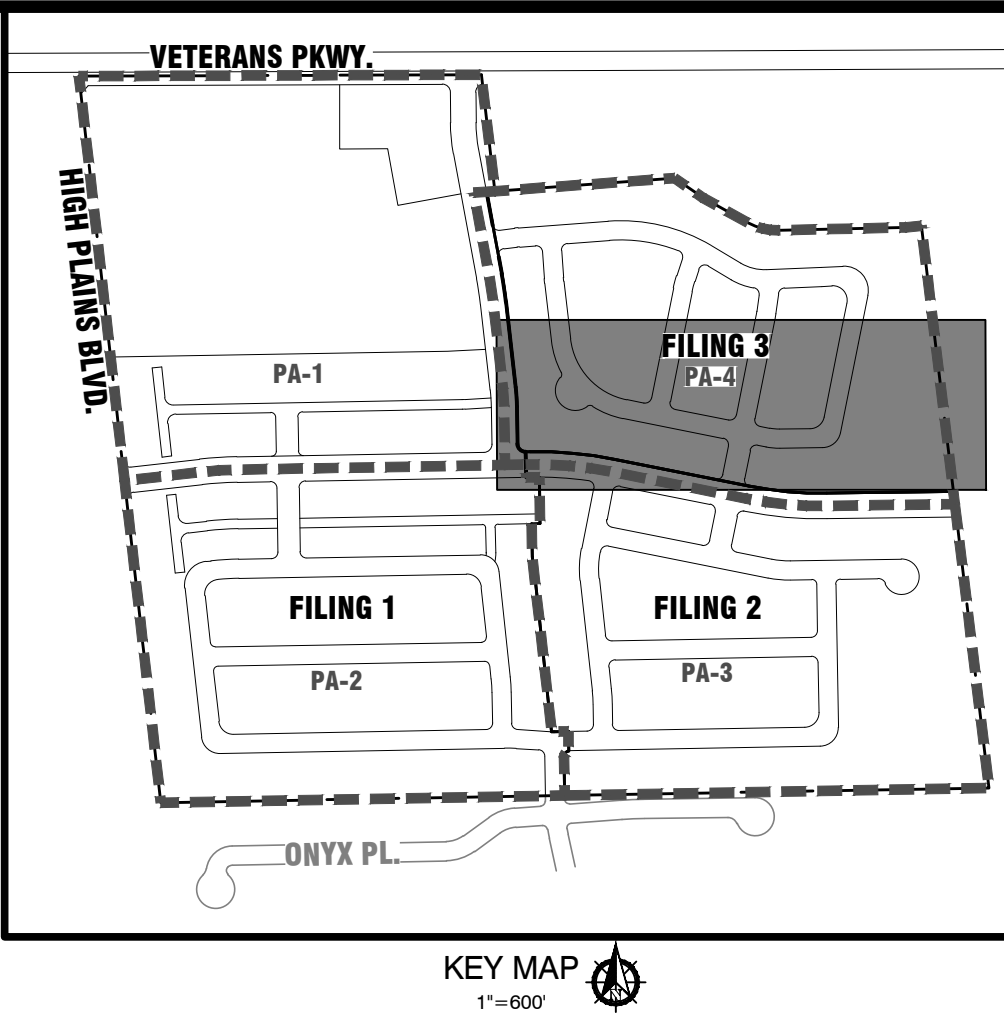
The Henry Design Group
1501 Wazee St., Suite 1-C
Denver, CO 80202
Phone: 303.446.2388

CLIENT	COLA, LLC / VIEW HOMES
APPLICANT	COLA, LLC / VIEW HOMES
555 MIDDLE CREEK PKWY, SUITE 500 JOHNSTOWN, CO 80521	TIM BUSCHAR

DATE	08-18-2023
1	04-18-2023 1st SUBMITTAL
2	09-23-2023 2nd SUBMITTAL
3	
REVISIONS	

DR. ICA	CH. KRL
P.M. KRL	
JOB	1073-01
SHEET NO.	8 OF 29

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



Know what's below.
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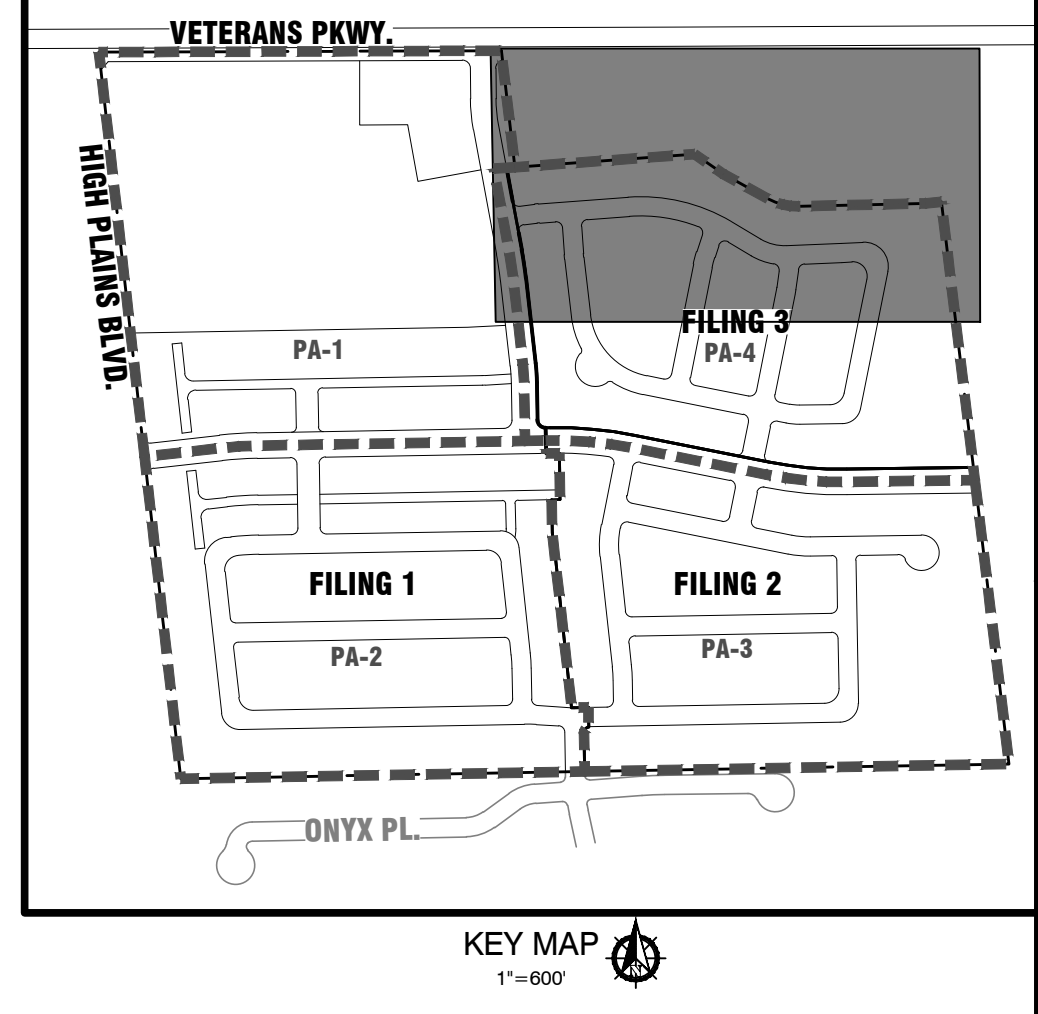
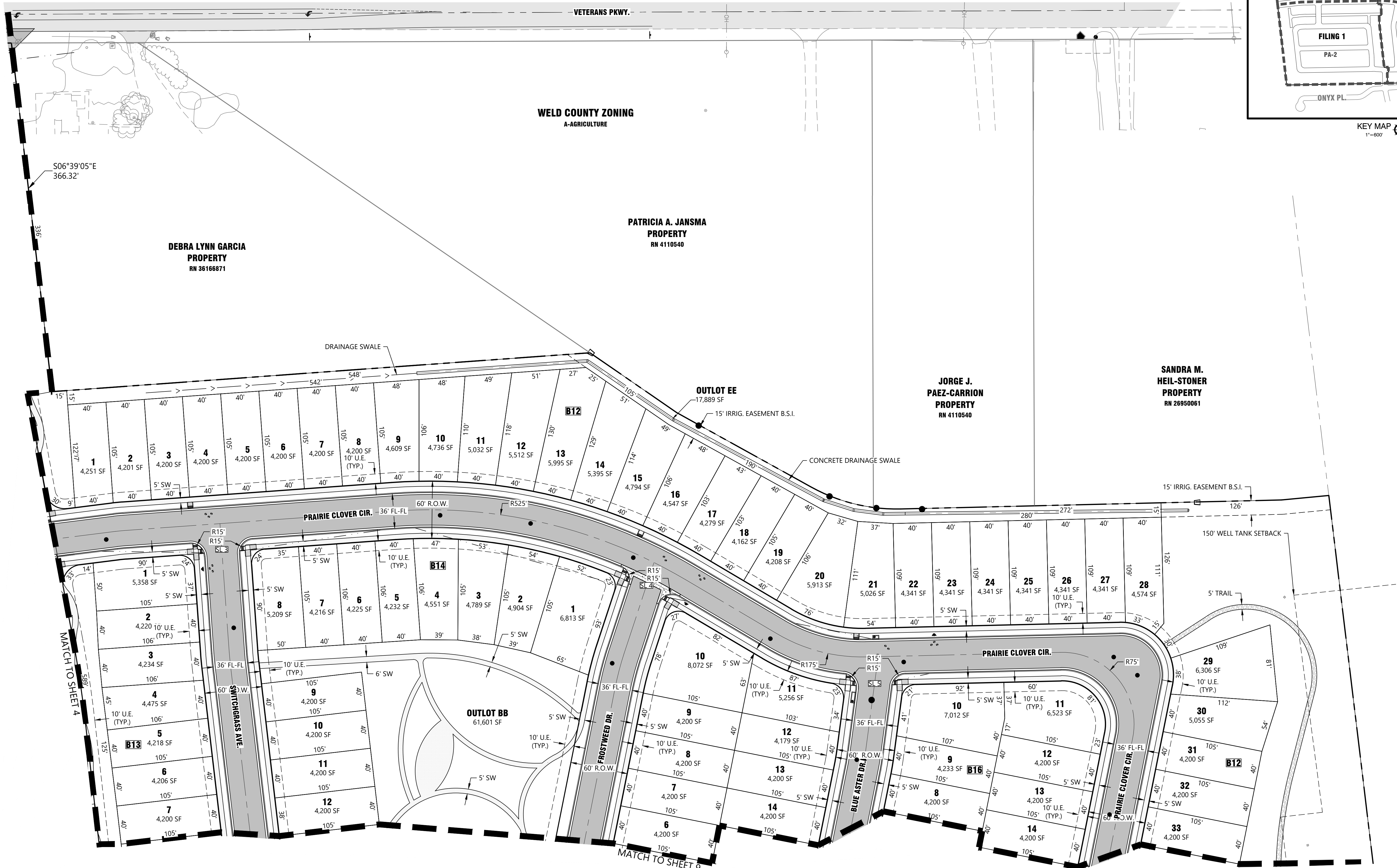
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APPLICANT	COLA, LLC / VIEW HOMES
555 MIDDLE CREEK PKWY, SUITE 500 JOHNSTOWN, CO 80521	
TIM BUSCHAR	

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3	
REVISIONS	

DR.	ICA	CH.	KRL
P.M.	KRL		
JOB	1073-01		
SHEET NO.	9	OF 29	

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



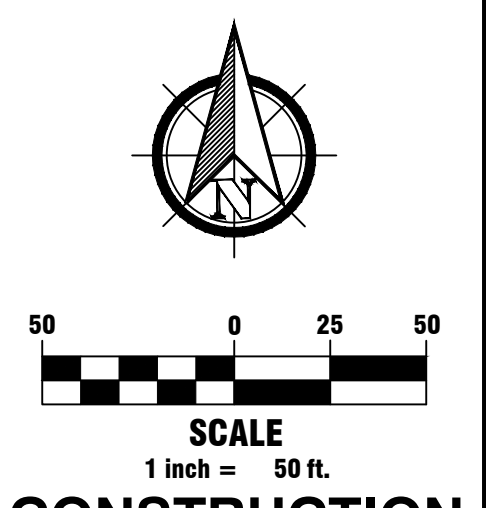
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LJA ENGINEERING

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1501 Wazee St., Suite 1-C
Denver, CO 80202
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CLIENT	COLA, LLC / VIEW HOMES		
	BLUE SKY PRAIRIE JOHNSTOWN, COLORADO		
DATE	08-18-2023		
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3			
REVISIONS			
DR.	ICA	CH.	KRL
P.M.	KRL		
JOB	1073-01		
SHEET NO.	10 OF 29		



NOT FOR CONSTRUCTION

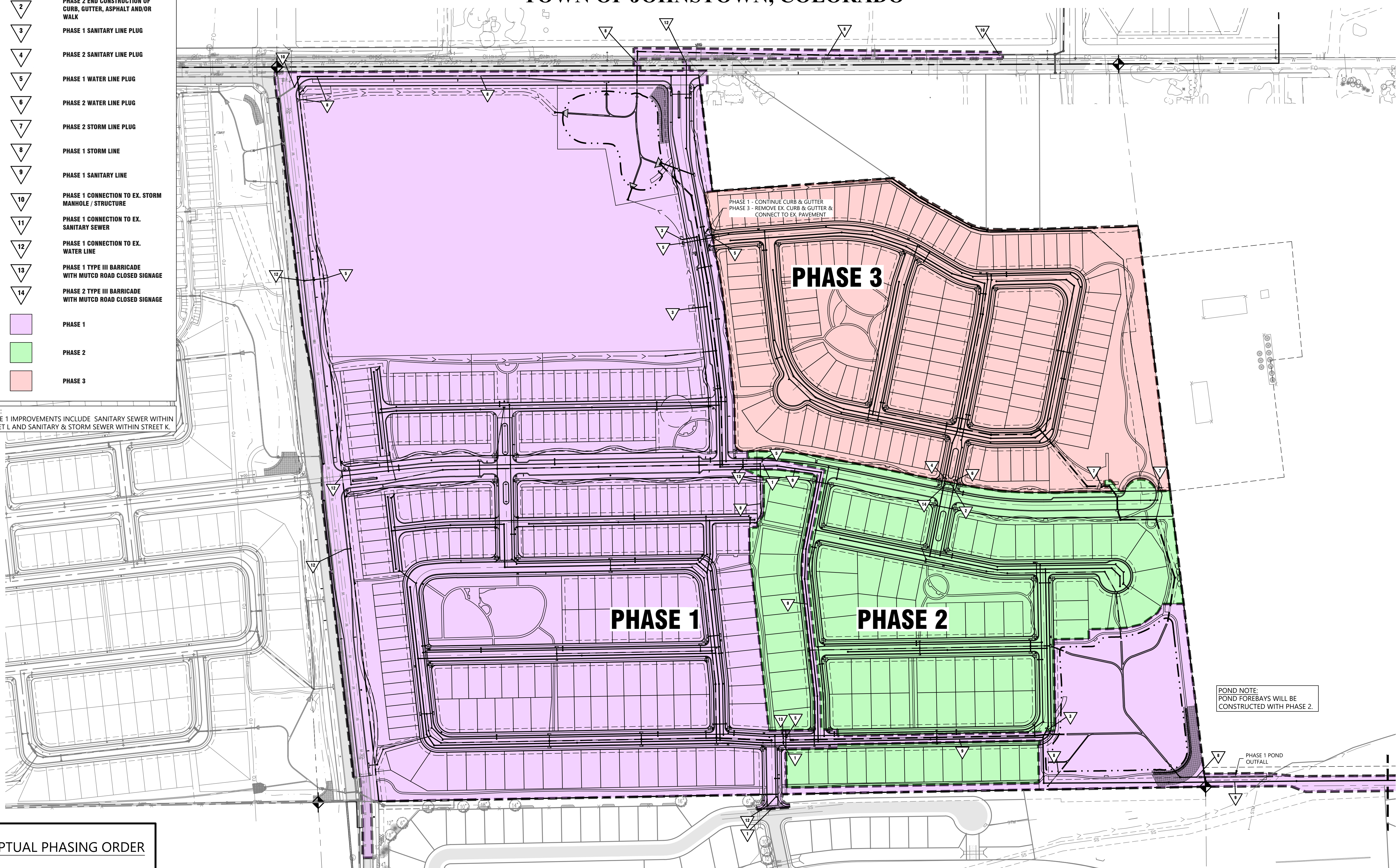
BLUE SKY PRAIRIE PRELIMINARY DEVELOPMENT PLAN TOWN OF JOHNSTOWN, COLORADO

PHASING LEGEND

PHASE LINE	DESCRIPTION
1	PHASE 1 END CONSTRUCTION OF CURB, GUTTER, ASPHALT AND/OR WALK
2	PHASE 2 END CONSTRUCTION OF CURB, GUTTER, ASPHALT AND/OR WALK
3	PHASE 1 SANITARY LINE PLUG
4	PHASE 2 SANITARY LINE PLUG
5	PHASE 1 WATER LINE PLUG
6	PHASE 2 WATER LINE PLUG
7	PHASE 2 STORM LINE PLUG
8	PHASE 1 STORM LINE
9	PHASE 1 SANITARY LINE
10	PHASE 1 CONNECTION TO EX. STORM MANHOLE / STRUCTURE
11	PHASE 1 CONNECTION TO EX. SANITARY SEWER
12	PHASE 1 CONNECTION TO EX. WATER LINE
13	PHASE 1 TYPE III BARRICADE WITH MUTCD ROAD CLOSED SIGNAGE
14	PHASE 2 TYPE III BARRICADE WITH MUTCD ROAD CLOSED SIGNAGE

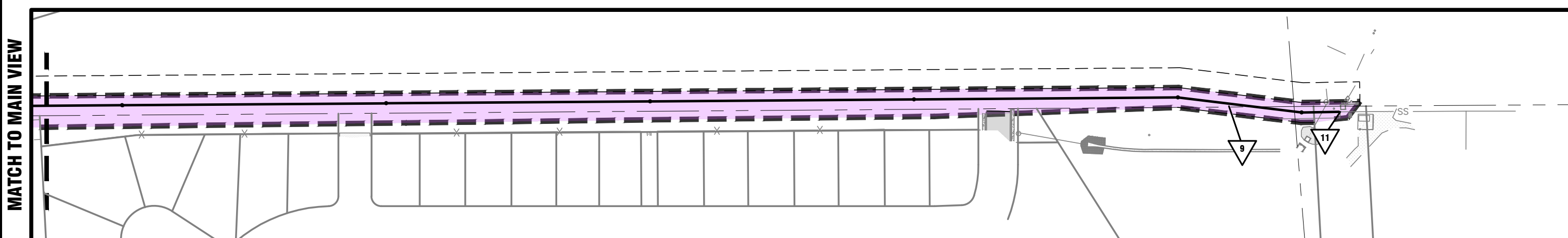
PHASE 1 (Purple)
PHASE 2 (Green)
PHASE 3 (Red)

NOTE: PHASE 1 IMPROVEMENTS INCLUDE SANITARY SEWER WITHIN STREET L AND SANITARY & STORM SEWER WITHIN STREET K.



CONCEPTUAL PHASING ORDER

- PHASE 1
- PHASE 2
- PHASE 3



VIEW 1 - OFFSITE SANITARY CONNECTION

PROJECT BENCHMARK:
NGS CONTROL POINT "JOHNSTOWN" BEING A 3/4" STEEL ROD SET IN LOGO MONUMENT BOX LOCATED IN FRONT OF LAZY BOY'S RV IN JOHNSON'S CORNER, WEST OF THE FRONTAGE ROAD, 550 FEET NORTH OF THE INTERSECTION OF THE FRONTAGE ROAD AND MARKETPLACE DRIVE.
DATUM ELEV. = 5000.64 (NAVD88)

NOT FOR CONSTRUCTION

150 0 75 150
SCALE
1 inch = 150 ft.

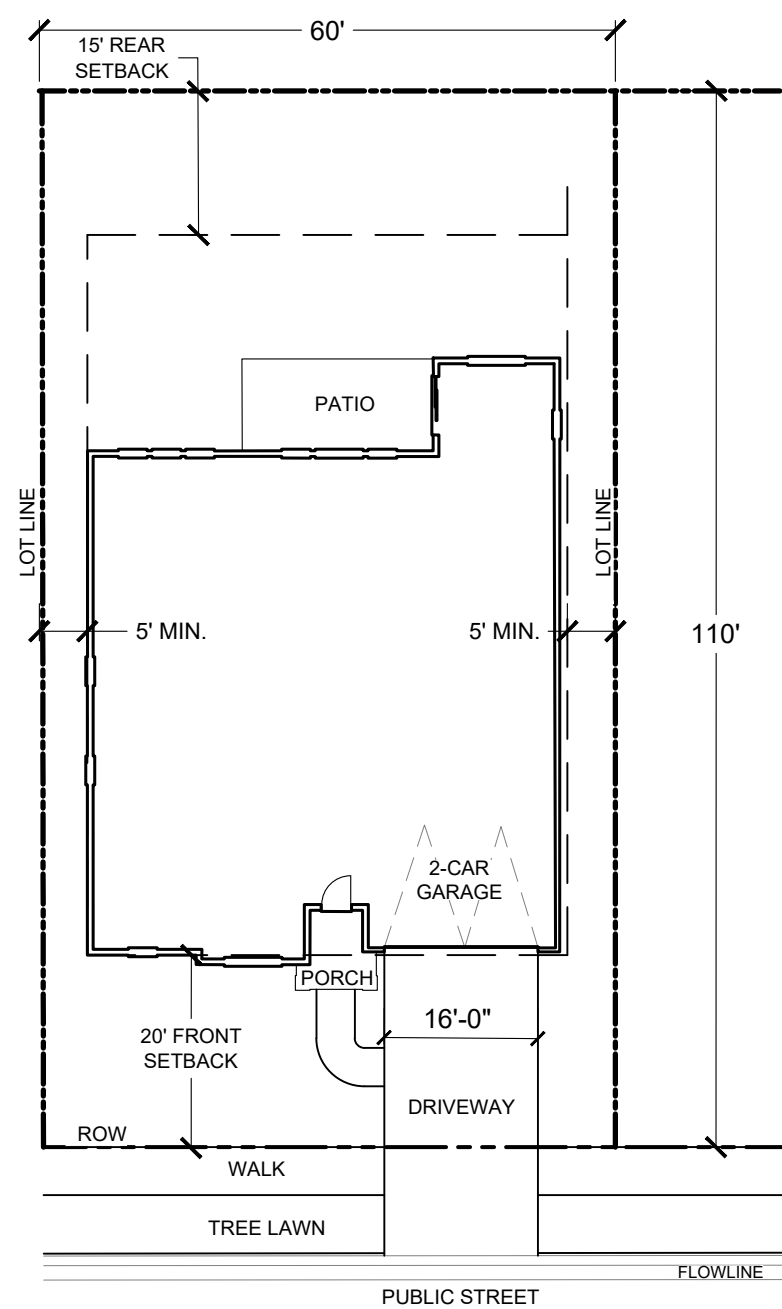
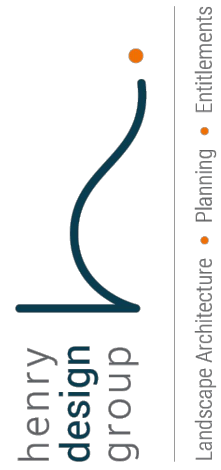
DR. ICA **CH.** KRL
P.M. KRL

JOB 1073-01
SHEET NO. 11 OF 29

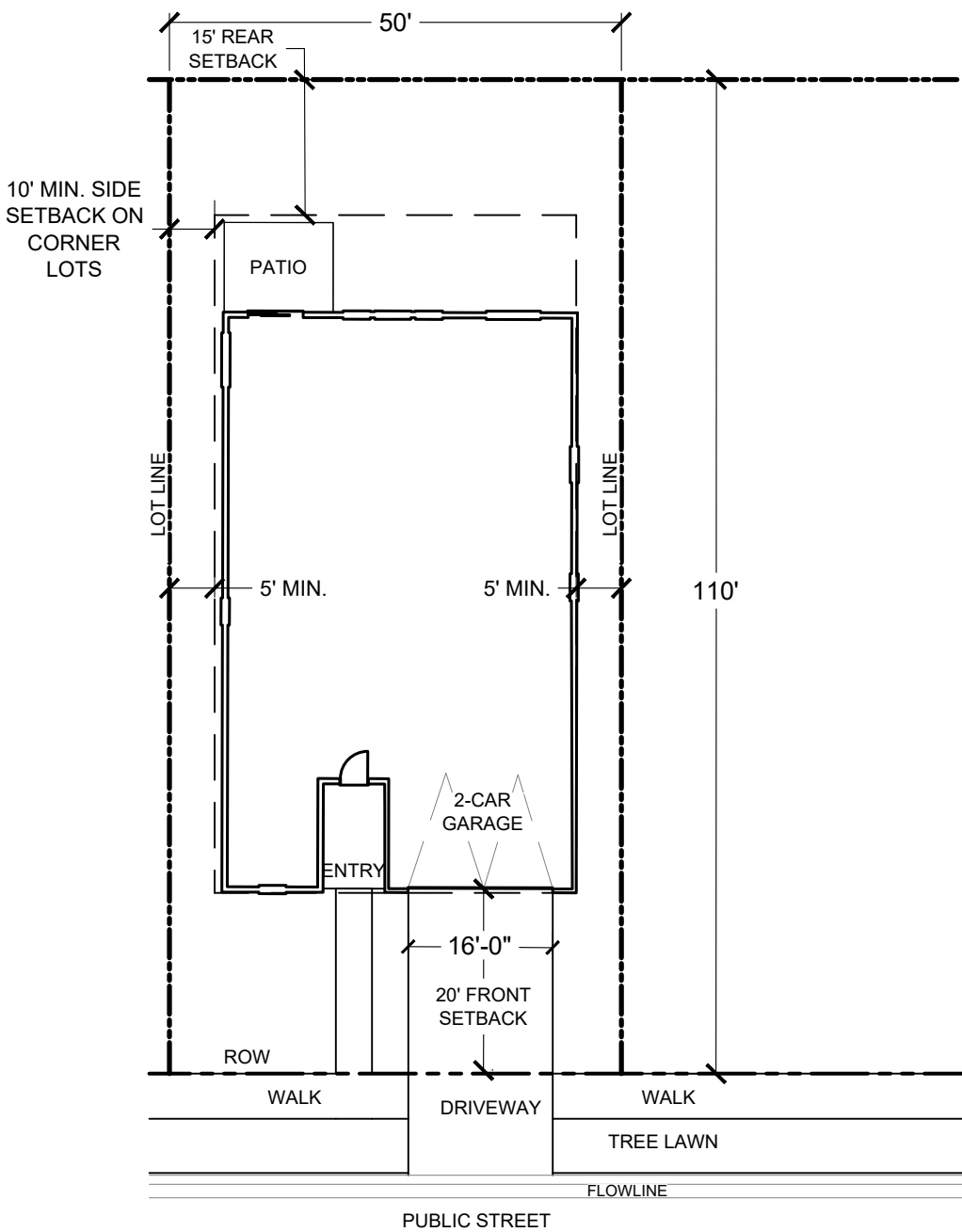
BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

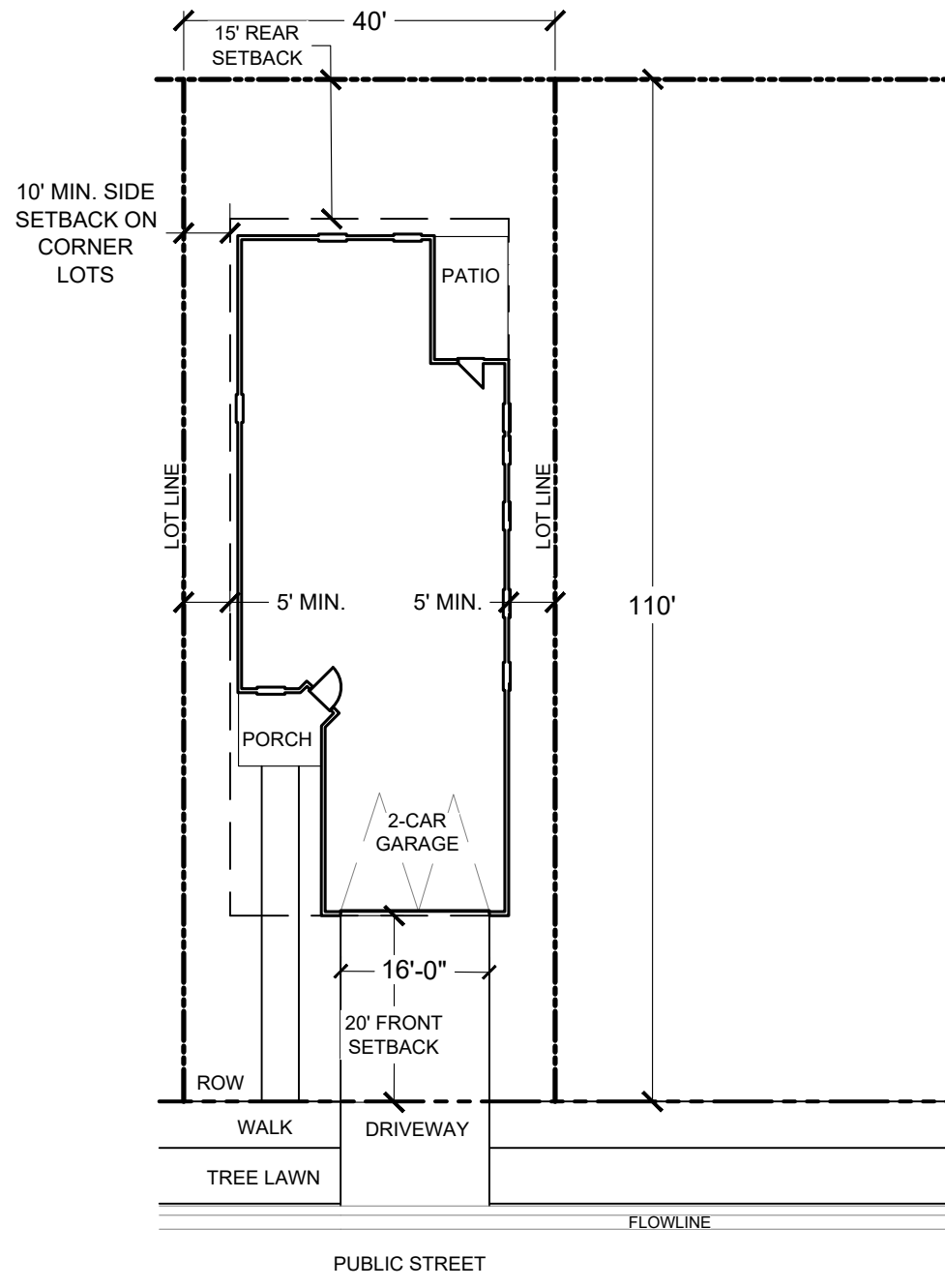
TOWN OF JOHNSTOWN, COLORADO



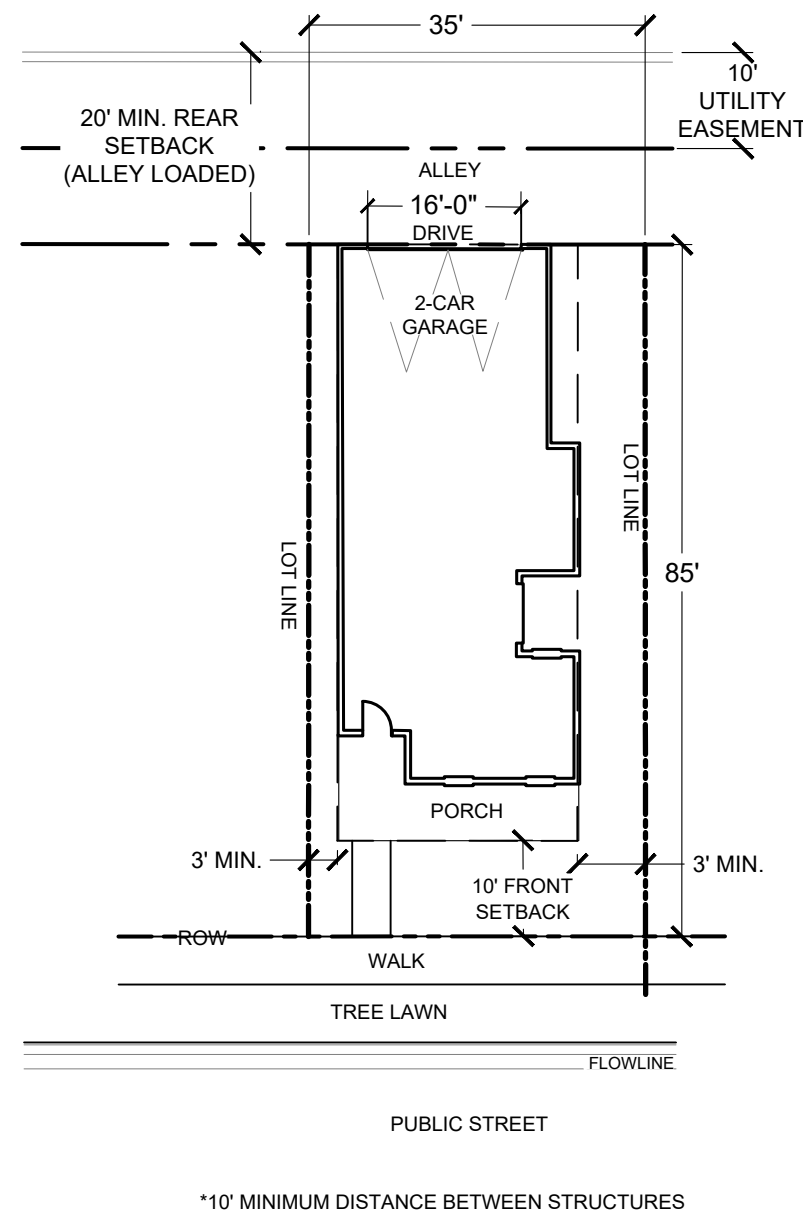
50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



SINGLE FAMILY DETACHED 'NOOK'
ALLEY LOADED 35' LOT TYPE

LAND USE DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	PA-1: 3,000 SF (Not including Tract 1) PA-2: 4,000 SF PA-3: 6,500 SF PA-4: SFD Fee simple lot 6,500 SF for the first row of homes along the southern property line SFD Fee simple lot internal to PA-4 5,500 SF 3,000 SF for creative development options/alternate building types up to a maximum density of 7 DU/Ac.
BUILDING SETBACKS	
FRONT to face of front-loading Garage	PA-1, 2, 3, and 4: 20-feet
FRONT to primary structure or covered porch on side or rear loading garage	PA-1, 2, 3, and 4: 10-feet
REAR to property line	PA-1: 10-feet PA-2, 3, and 4: 15- feet PA- 4: 20-feet adjacent to Rocksbury Ridge
REAR From alley to garage minimum	PA-1 and 4: 5-feet PA- 3, and 4: NA Building garage setback from alley or private drive shall be setback less than 7-feet or 20-feet or greater
SIDE Interior lot line SFD	PA-1 and 4: 3-feet PA 2 and 3: 5-feet
CORNER SIDE from alley or ROW	PA-1, 2, 3, and 4: 10-feet
SIDE to face of side loading garage	PA-1, 2, 3, and 4: 20-feet
ACCESSORY USES AND DWELLING UNITS	Per the Johnstown Municipal Code
MAXIMUM BUILDING HEIGHT	35-feet
PARKING	Per the Johnstown Municipal Code

LAND USE DEVELOPMENT STANDARDS

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE
JOHNSTOWN, CO

PRELIMINARY DEVELOPMENT PLAN
LOT TYPICALS & DEVELOPMENT STANDARDS

DESIGNED BY: MK
DRAWN BY: AKH
CHECKED BY: KZH

SHEET

BLUE SKY PRAIRIE

TOWN OF JOHNSTOWN, COLORADO



PARKS AND OPEN SPACE

- TOTAL SITE AREA: 121.16 Acres
 - 19.998 Acres (Tract 1 – Future Development) –
 - 2.335 Acres (Outlot A) – Detention Pond
- NET SITE AREA: 98.827 Acres

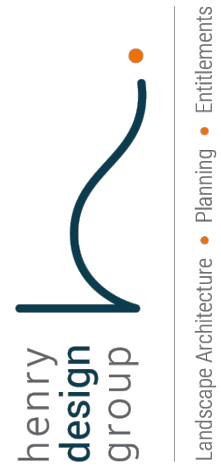
COMMON AND PUBLIC OPEN SPACE DATA			
	OPEN SPACE (20% of total)	PARK SPACE (10% of total)	USABLE OPEN SPACE + PARK (30% of total)
REQUIRED	19.76	9.89	29.65
PROVIDED	19.17	9.89	29.06

Notes:

1. Tract 1 shall provide 30% open space area.
2. All Public and Common Open Space dedications shall occur at the time of Final Plat. The dedications shall be on a community-wide basis. However, each Final Plat does not need to stand alone in meeting open space and park land dedication. Public and Common Open Space dedication shall be defined for each application, whether it be within the application or satisfied by previous applications or future applications. A tracking table of Public and Common Open Space shall be provided with each Final Plat/Final Development Plan application.
3. The .59 acres of open space shortage shall be met by providing additional amenities in the parks. The extra amenities shall be indicated at the time of Final Plat/Final Development Plan.
4. Park credit may extend to the top back of curb for the streets adjacent to the parks as the walks will meander away from the street and through the parks.
5. Open space credit is to include the enhanced landscape areas from within the right-of-way from the back of curb to the lot lines along Waterbirch Avenue, High Plains Boulevard and Collector Street A. Enhancements along these streets include:
 - a. Alley-loaded homes facing a portion of both High Plains Boulevard and Waterbirch Avenue creating a pleasing and engaging streetscape.
 - b. Meandering 10-walk along High Plains Estates Boulevard and a 6-foot walk along Waterbirch Avenue are provided with seat nodes and enhanced landscaping creating a significant streetscape image that is comfortable for the user.
 - c. Portions of Waterbirch Avenue are adjacent to park space where the walk can meander further into the open area creating a more open feel along the streetscape.
 - d. The entries into the neighborhood from High Plains Boulevard and Veterans Parkway will have a median with signage and landscaping announcing arrival to the neighborhood and create the start of the significant streetscape image.

OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	FUTURE OPEN SPACE/DETENTION	0	0
B	1.122	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
C	0.386	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
D	0.59	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	ALLEY	0	0
E	0.466	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.466
F	0.586	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.586	0
G	0.686	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.686	0
H	0.204	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.204	0
I	0.487	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.487	0
J	0.525	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.525
K	0.422	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.422	0
M	0.234	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.234	0
N	0.375	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.375	0
O	0.031	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.031	0
P	1.067	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	1.067	0
Q	2.079	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	2.079
R	0.100	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/LANDSCAPE	0.1	0
S	0.768	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/LANDSCAPE	0.768	0
T	1.051	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	1.051	0
U	5.465	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / TRAIL/DETENTION	5.465	0
V	0.902	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	0.902
W	0.126	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/LANDSCAPE	0.126	0
X	0.591	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / DETENTION/SS	0.591	0
Y	0.212	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE/TRAIL/SS	0.212	0
Z	0.682	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.682	0
AA	3.709	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	3.709
BB	1.414	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	PARK	0	1.414
CC	0.227	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPENS SPACE/LANDSCAPE	0.227	0
DD	0.950	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.950	0
EE	0.411	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	0.411	0
FF	0.327	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
CURBSIDE LANDSCAPE ADJACENT TO PARKS AND OPEN SPACE	4.965	HIGH PLAINS METRO DIST #2	HIGH PLAINS METRO DIST #2	OPEN SPACE / LANDSCAPE	4.17	0.795
TOTALS					19.17	9.89

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

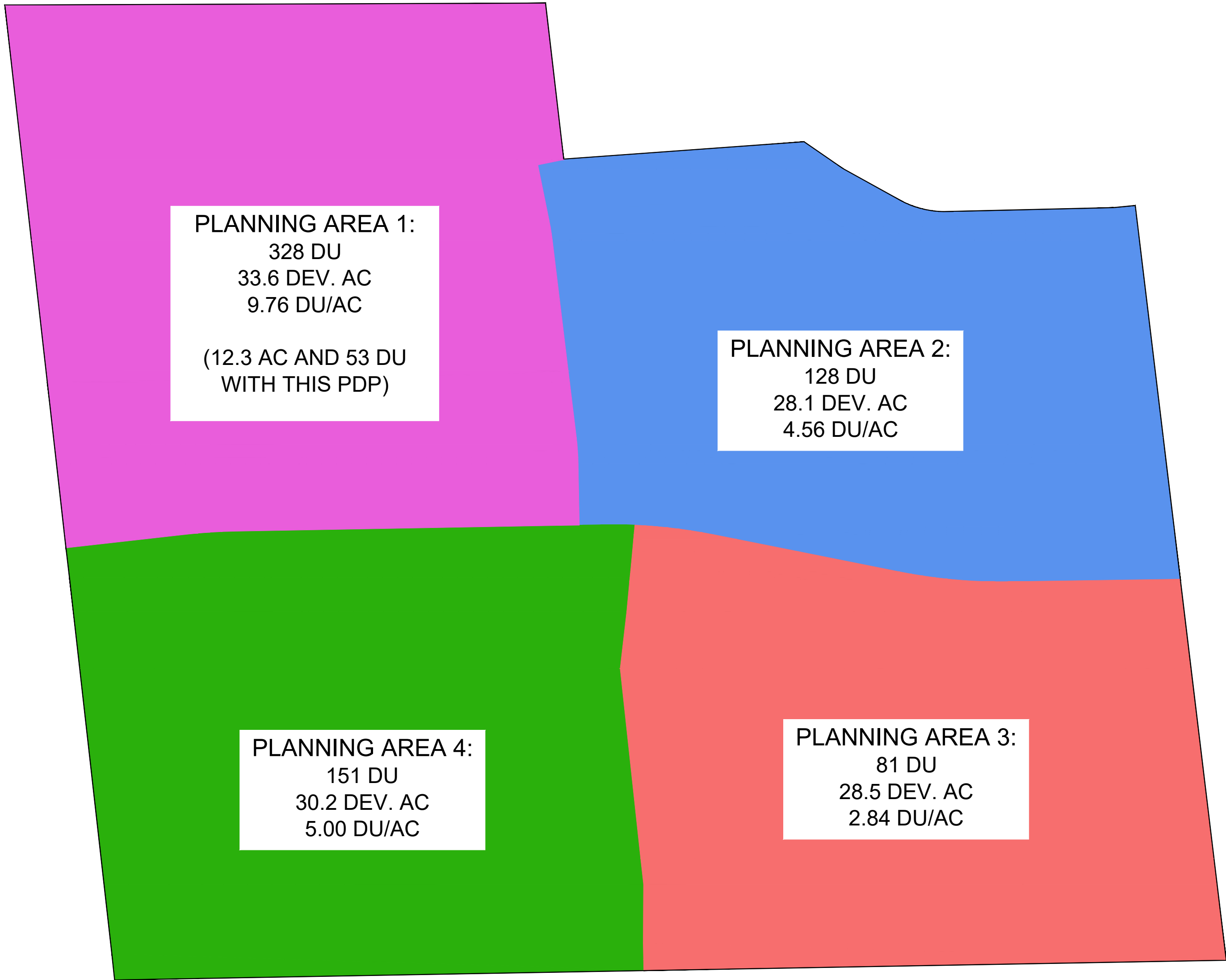


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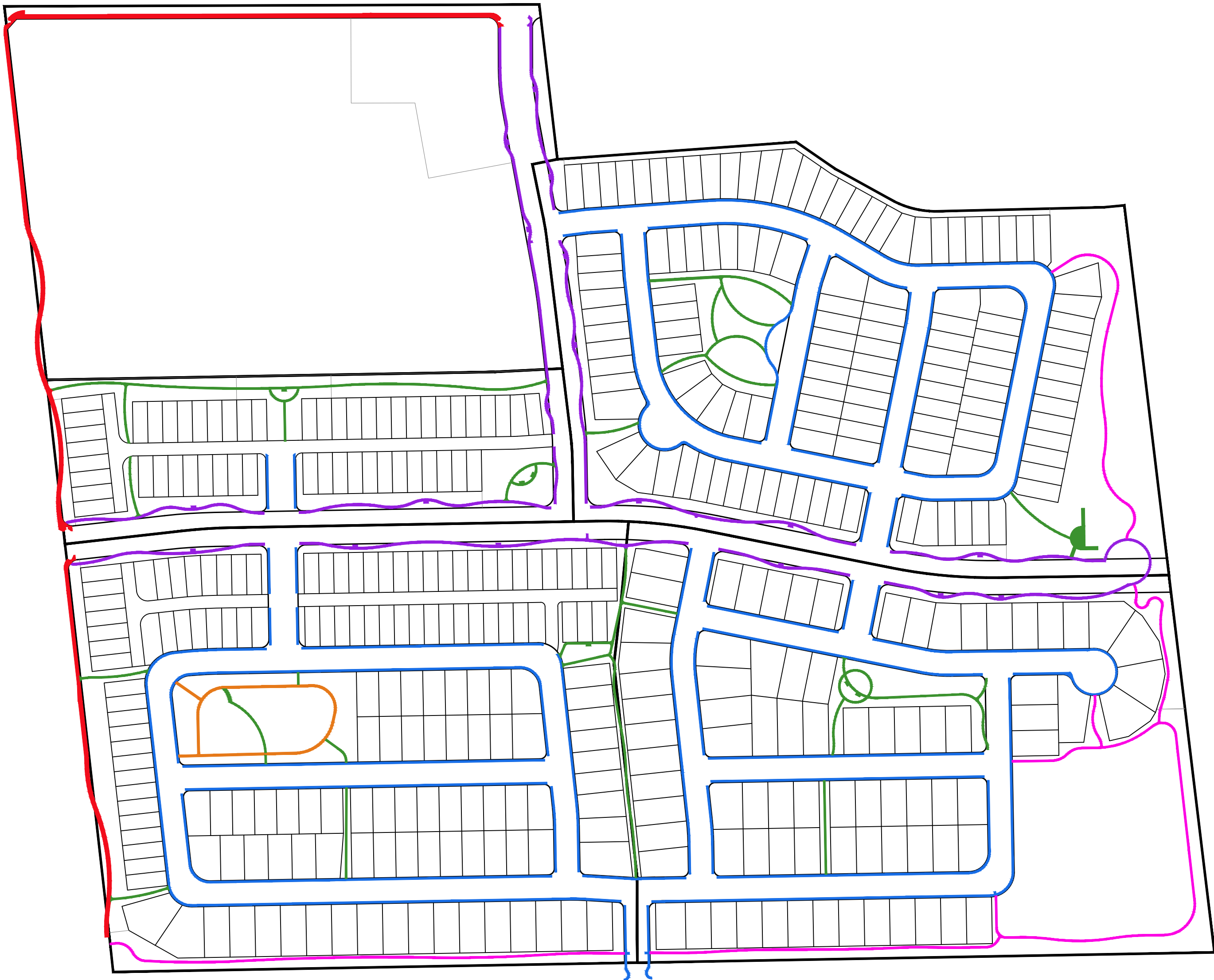
BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
PLANNING AREAS & PEDESTRIAN CIRCULATION PLAN

DESIGNED BY:	MK
DRAWN BY:	AKH
CHECKED BY:	KZH

SHEET



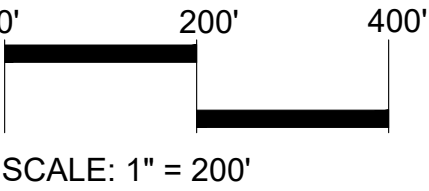
PLANNING AREAS
SCALE: 1" = 200'-0"



PEDESTRIAN CIRCULATION PLAN
SCALE: 1" = 200'-0"

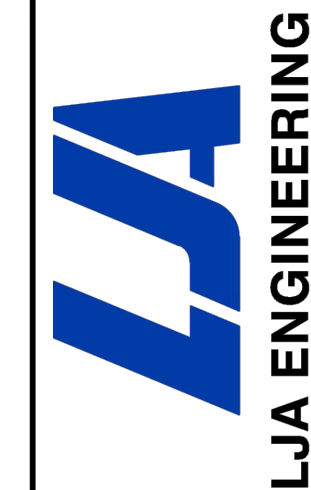
LEGEND

- 10' REGIONAL TRAIL
- 6' DETACHED SIDEWALK
- 5' DETACHED SIDEWALK
- 6' TRAIL WITHIN TRACT AREA
- 5' TRAIL WITHIN TRACT AREA
- 5' CRUSHER FINE TRAIL



SCALE: 1" = 200'

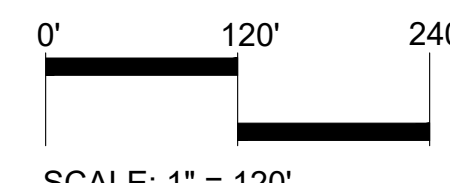
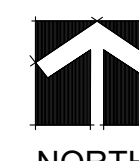
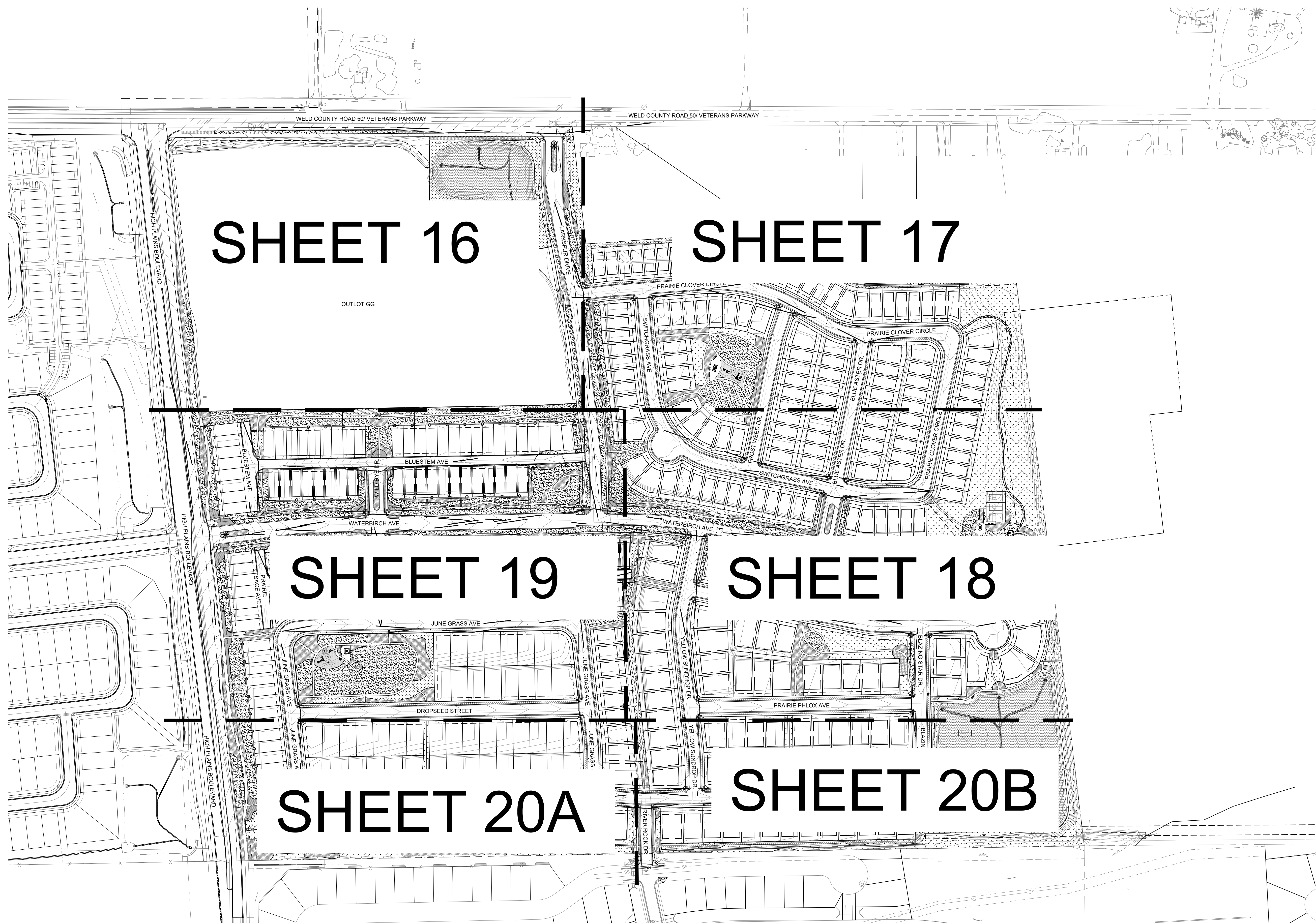
BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



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BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

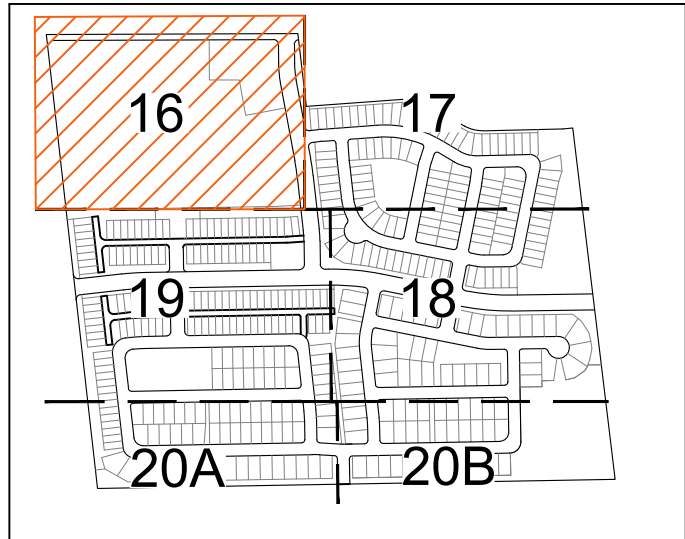
DESIGNED BY:	MK
DRAWN BY:	AKH
CHECKED BY:	KZH



BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



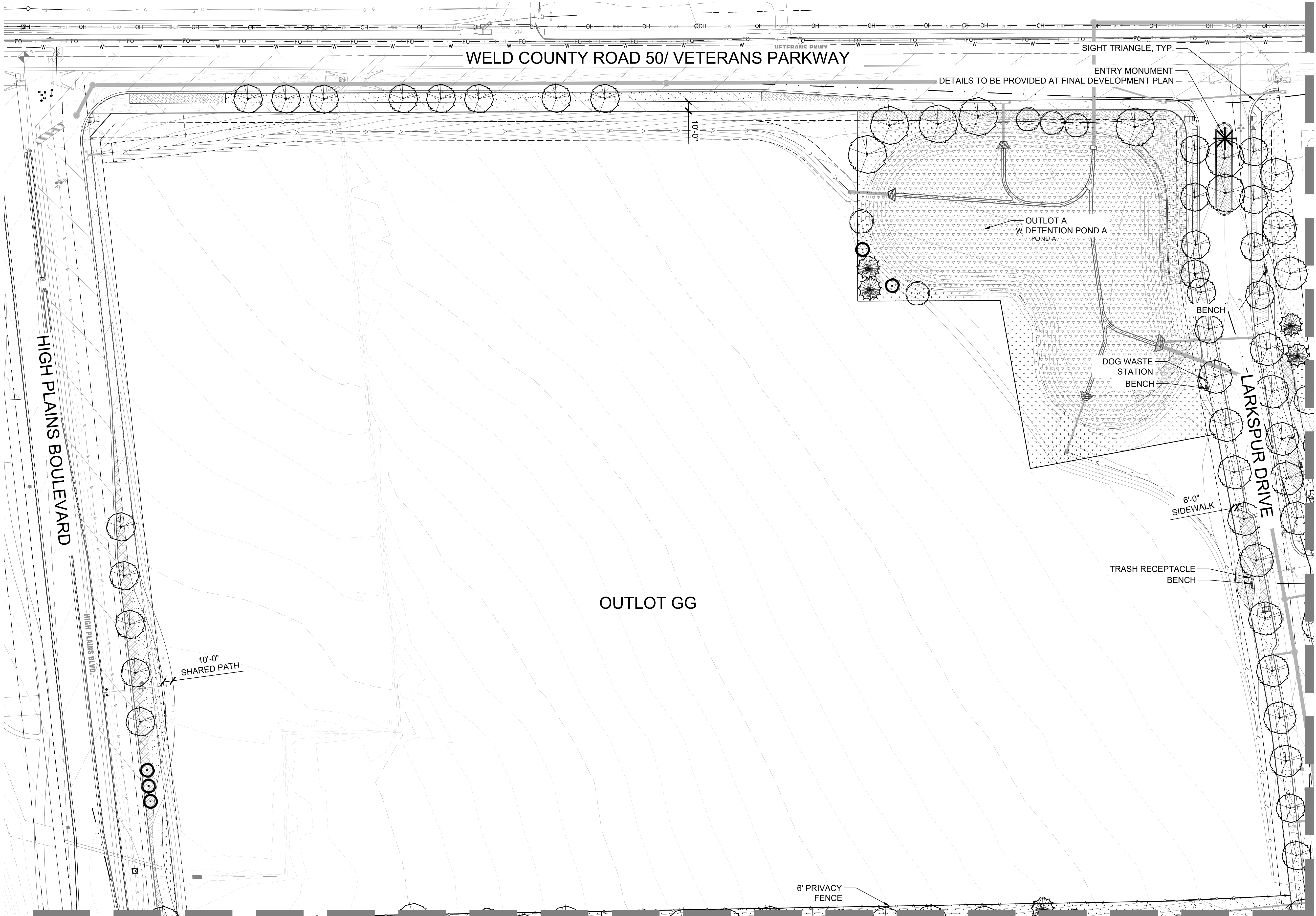
KEY MAP
SCALE: NTS

NOTES:

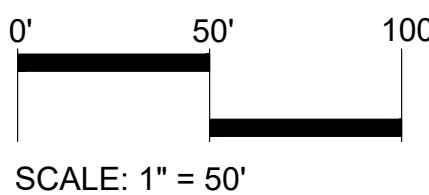
1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUIASS FIG. 7-16.
2. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPARATE DOCUMENT).
3. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
4. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL, (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
5. NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.
6. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



LANDSCAPE PLAN
SCALE: 1" = 50'-0"

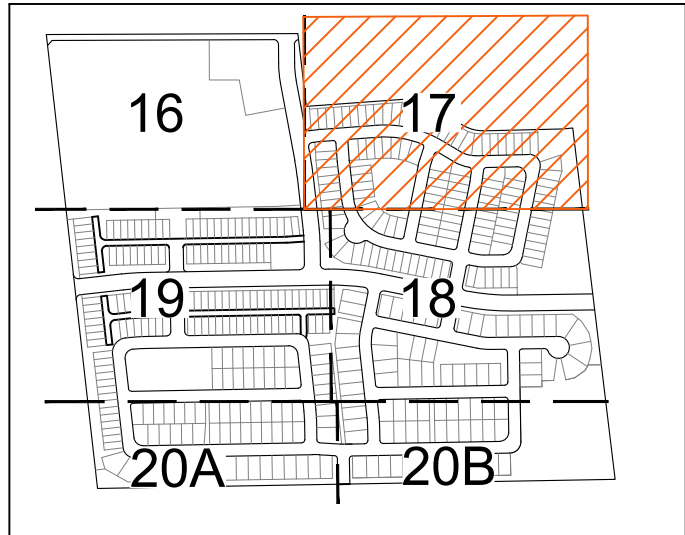


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BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



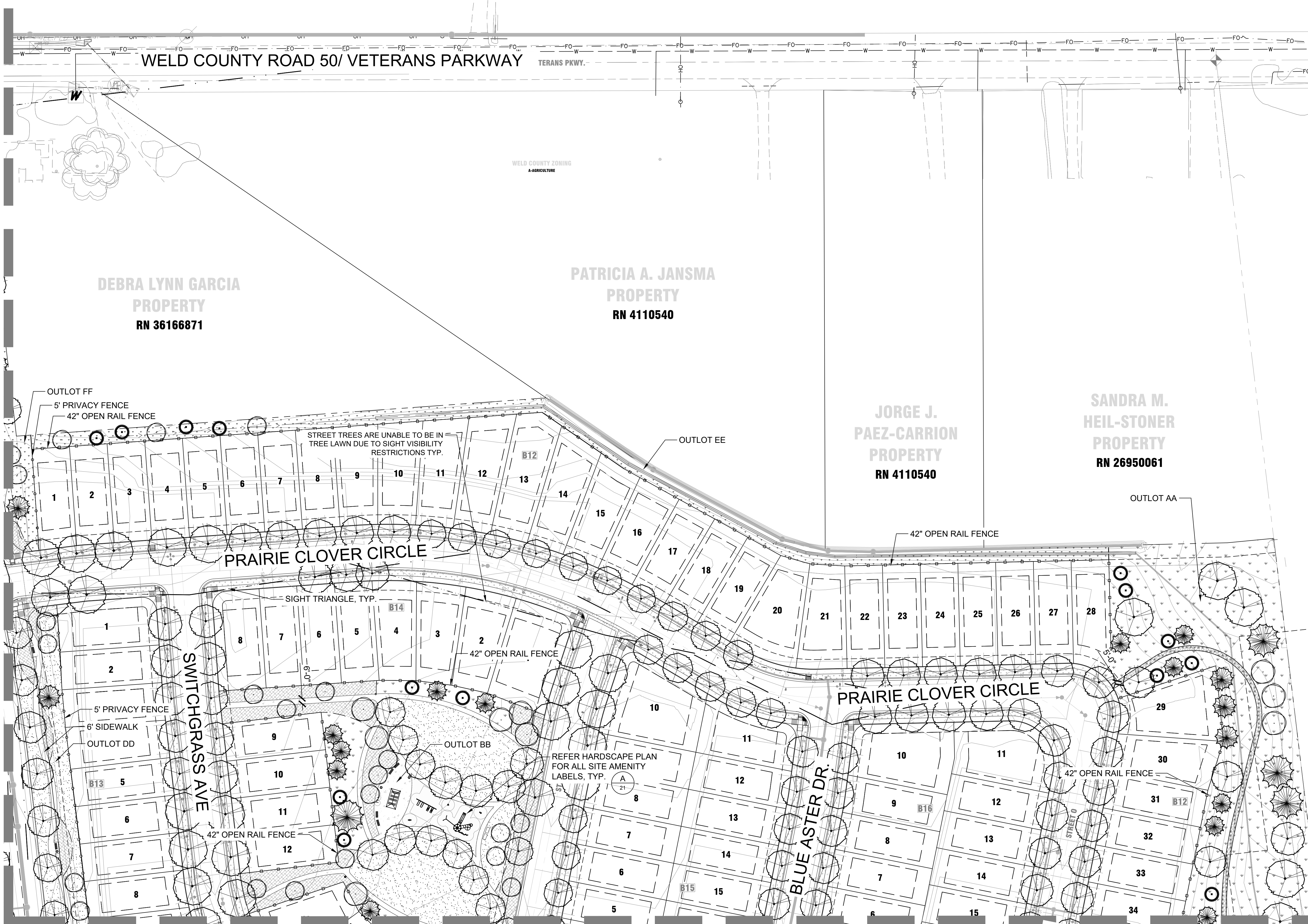
KEY MAP
SCALE: NTS

NOTES:

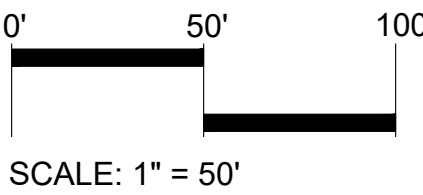
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LEGEND

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- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
- SOD
- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
- CONCRETE WALK
- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



LANDSCAPE PLAN
SCALE: 1" = 50'-0"

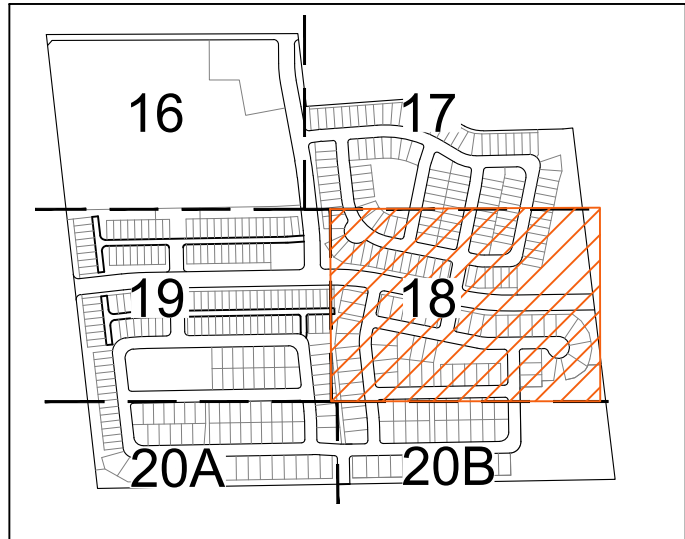


REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: MK
DRAWN BY: AKH
CHECKED BY: KZH

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO



KEY MAP
SCALE: NTS

NOTES:

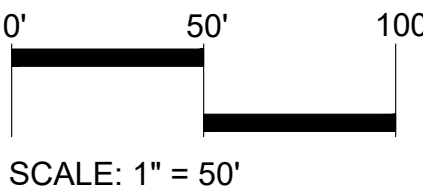
1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUASS FIG. 7-16.
2. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPARATE DOCUMENT).
3. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
4. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL, (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
5. NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.
6. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON-IRRIGATED SEED AT DETENTION PONDS
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- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
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- ENGINEERED WOOD FIBER
- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



LANDSCAPE PLAN
SCALE: 1" = 50'-0"



DESIGNED BY: MK
DRAWN BY: AKH
CHECKED BY: KZH

SHEET

18 of 29

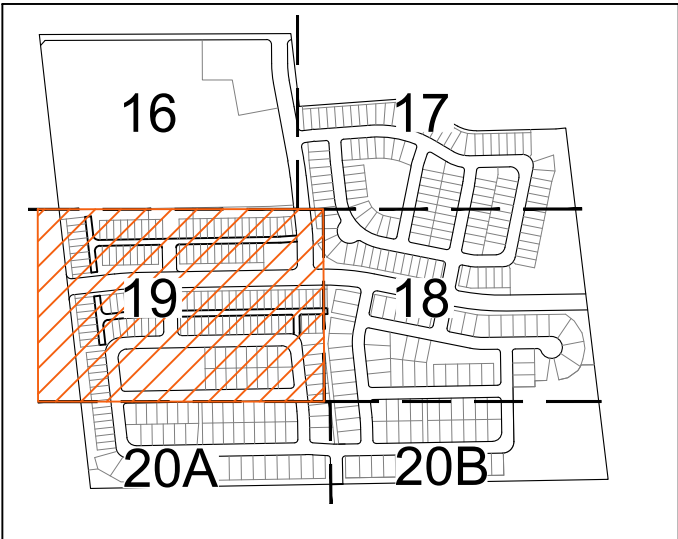
REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



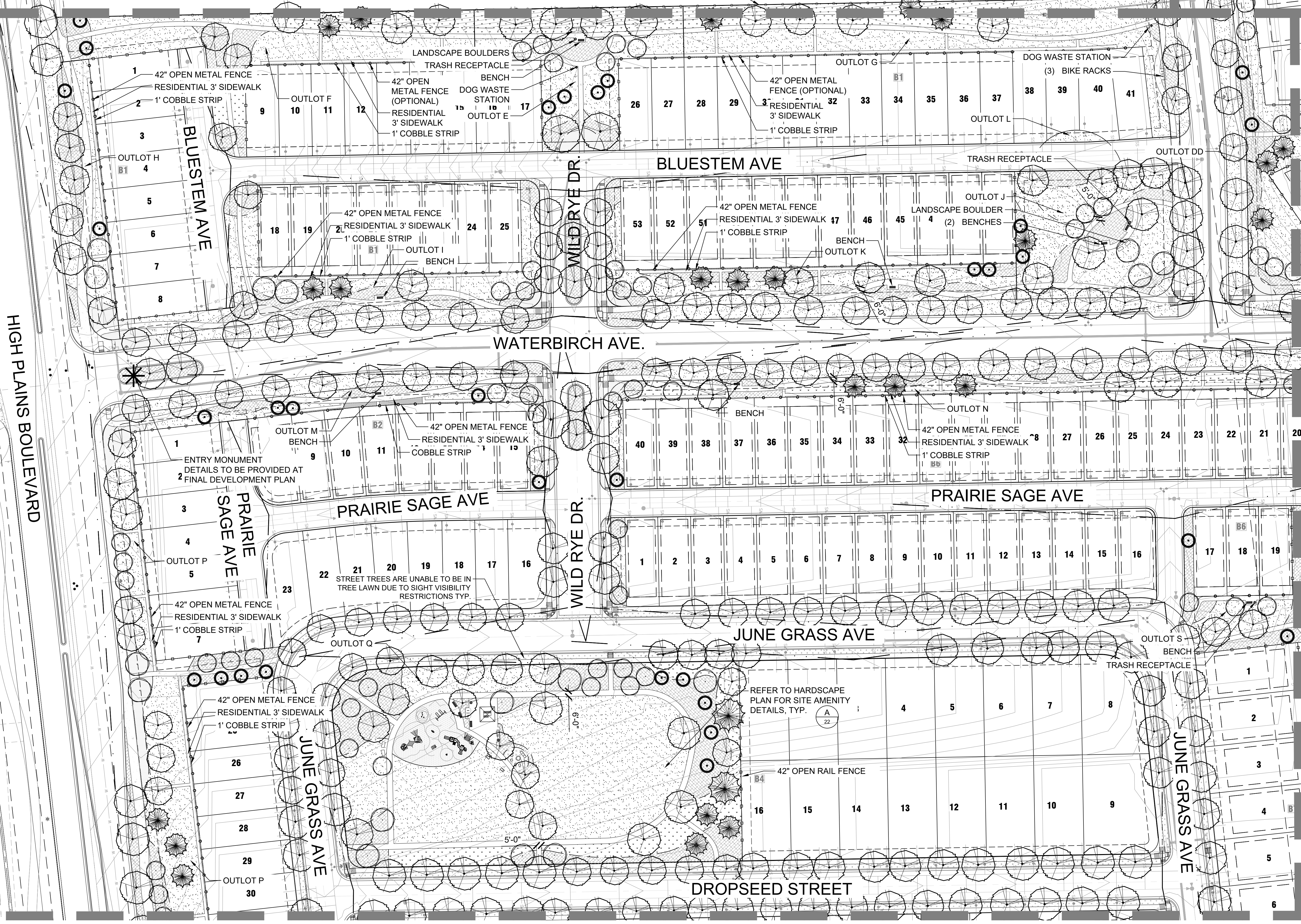
KEY MAP
SCALE: NTS

NOTES:

1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUISS FIG. 7-16.
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- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



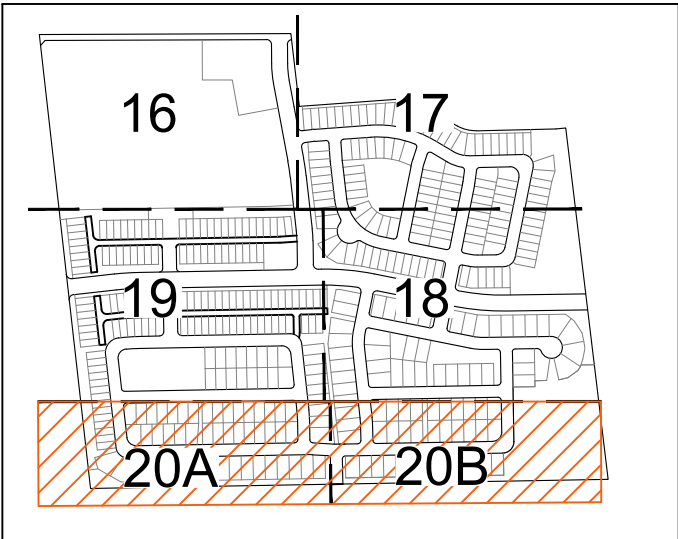
LANDSCAPE PLAN
SCALE: 1" = 50'-0"

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



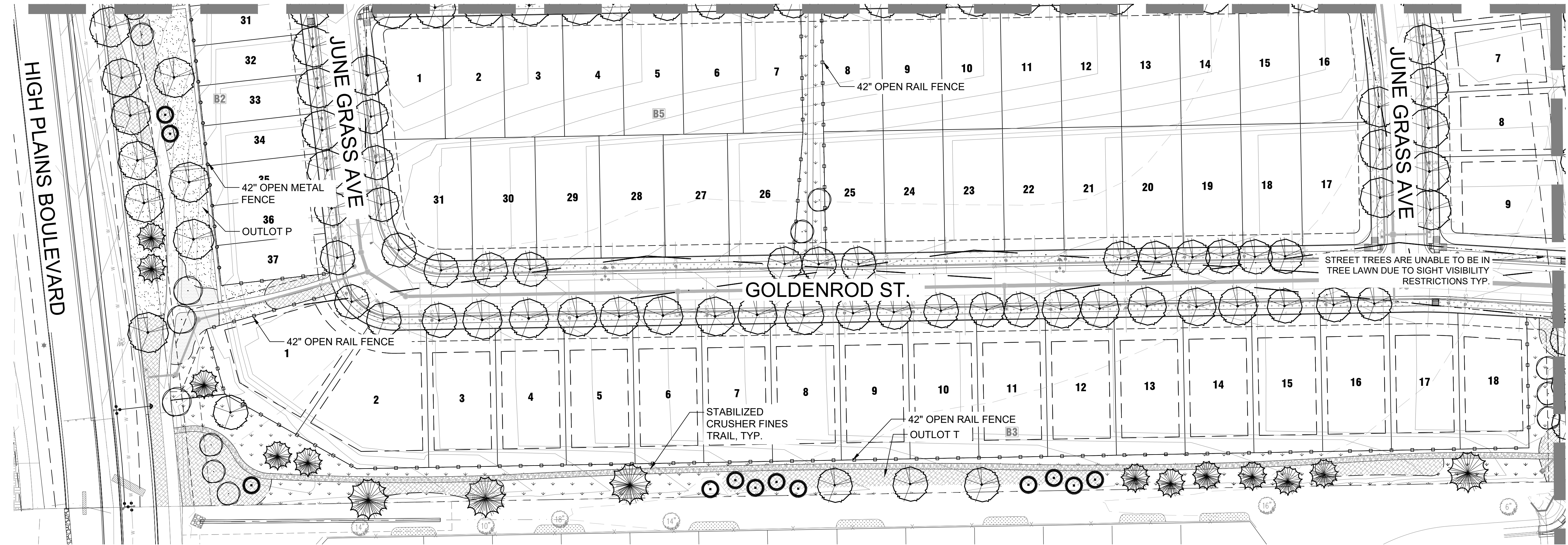
KEY MAP
SCALE: NTS

NOTES:

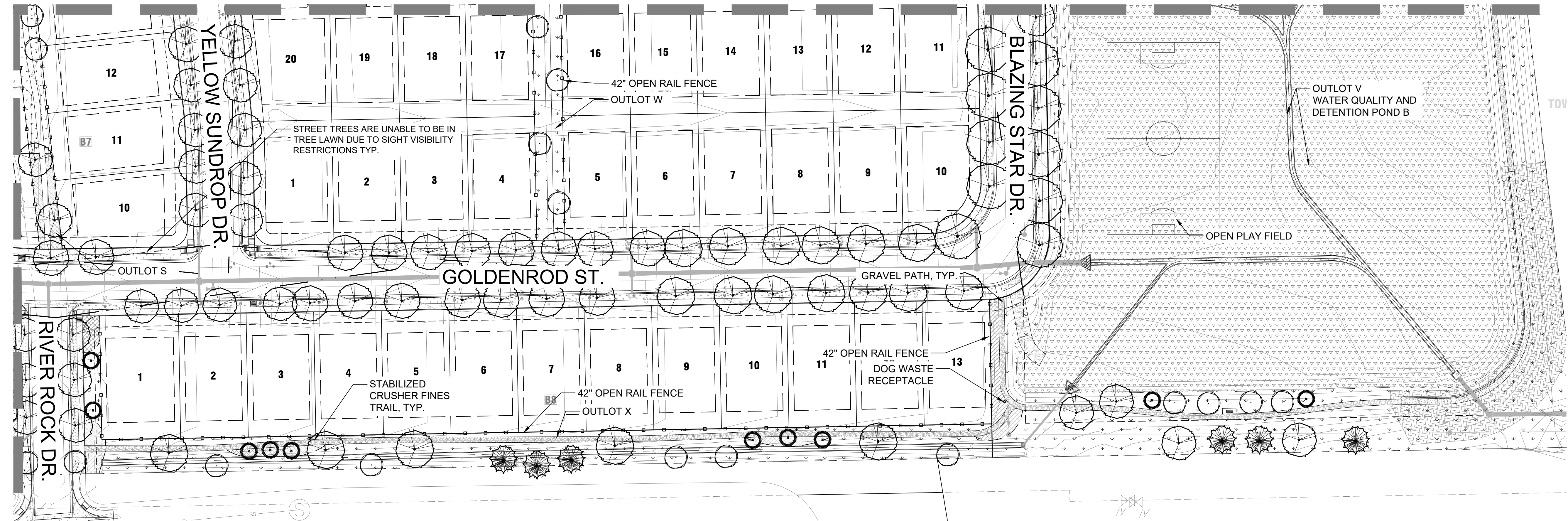
1. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUISS FIG. 7-16.
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LEGEND

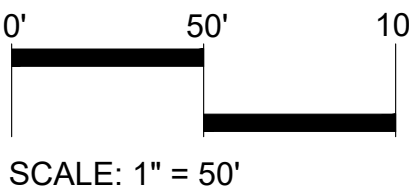
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
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- NON-IRRIGATED SEED AT DETENTION PONDS
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- SOD
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- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
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- STABILIZED CRUSHER FINES - GRAY BREEZE
- GRAVEL PATH
- 2"-4" COBBLE STONE
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- (PERFORATED) STEEL EDGER
- FIRE HYDRANT
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- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE



A LANDSCAPE PLAN
SCALE: 1" = 50'-0"



B LANDSCAPE PLAN
SCALE: 1" = 50'-0"



REVISION DESCRIPTION	DATE
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REVISION DESCRIPTION	DATE
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3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
HARDSCAPE PLAN & PARK DETAILS

DESIGNED BY:	MK
DRAWN BY:	AKH
CHECKED BY:	KZH



KEY MAP
SCALE: NTS

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
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- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



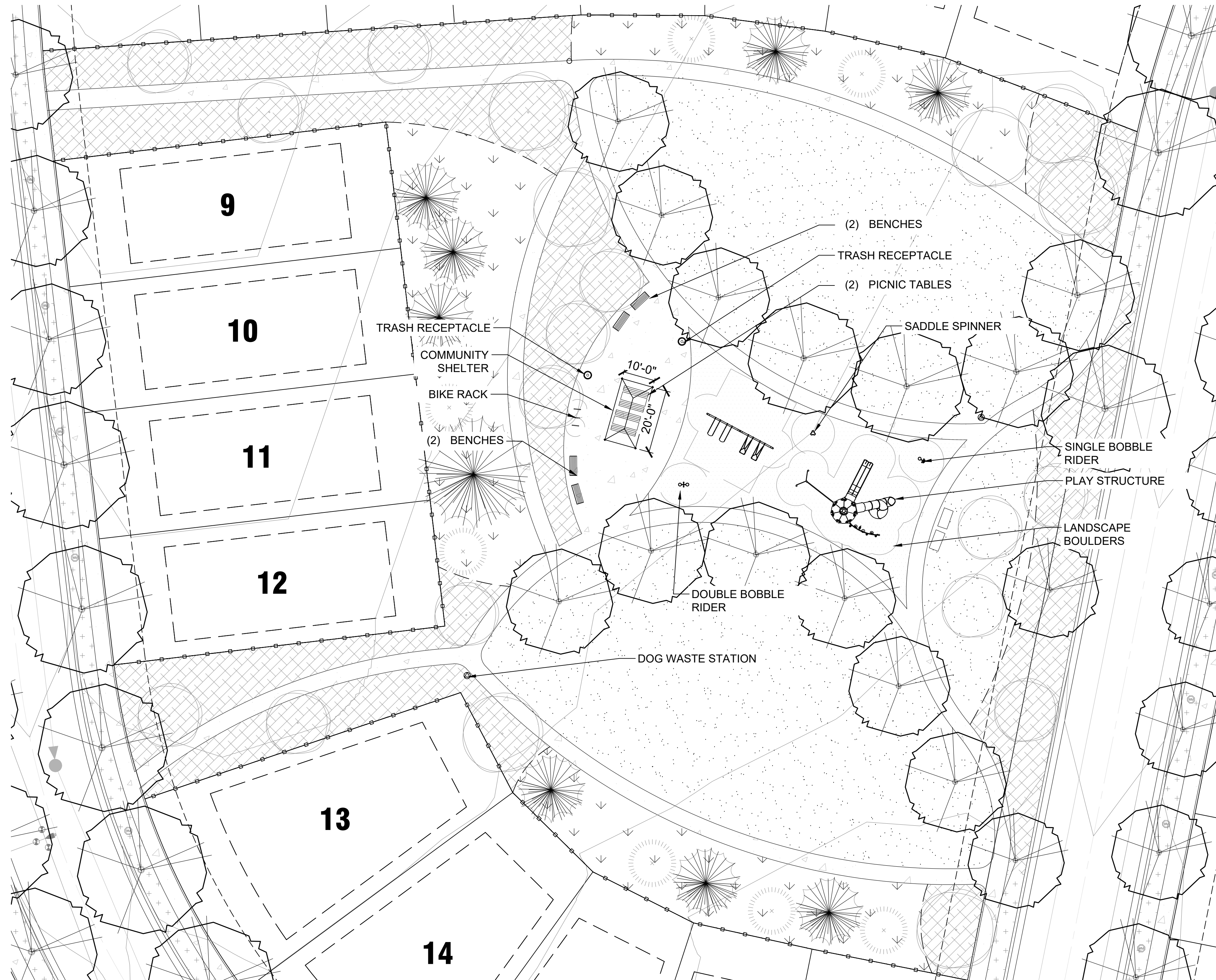
D SUPER NETPLEX 12
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SUPER NETPLEX 12'; MODEL # 254626



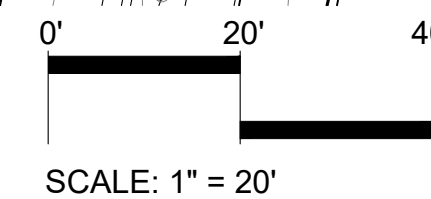
C SADDLE SPINNER
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SADDLE SPINNER; MODEL # 1152179



B DOUBLE BOBBLE RIDER
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: DOUBLE BOBBLE RIDER; MODEL # 164075



A HARDSCAPE PLAN
SCALE: 1" = 20'-0"



E SWING SET
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: SINGLE POST SWING FRAME; MODEL # 177332



F BOBBLE SPRING RIDER
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: BOBBLE RIDER, SINGLE; MODEL # 164074



G COMMUNITY SHELTER
MANUFACTURER: POLIGON; PRODUCT: MARQUEE; MODEL # MAR-14X24

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
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3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



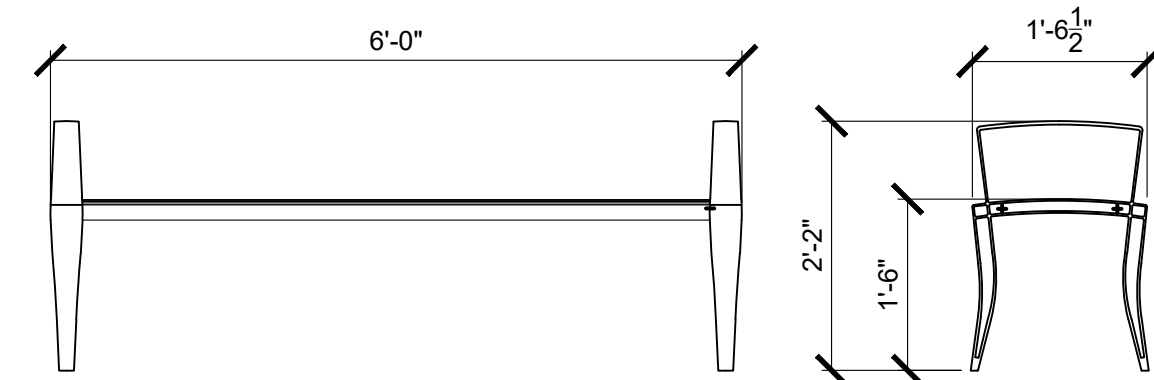
B MULTI-SPORT COURT- OPTION FOR THREE PICKLEBALL COURTS OR ONE FULL SIZE BASKETBALL COURT
MANUFACTURER: TO BE CONSTRUCTED BY DEVELOPER.
DETAILS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN



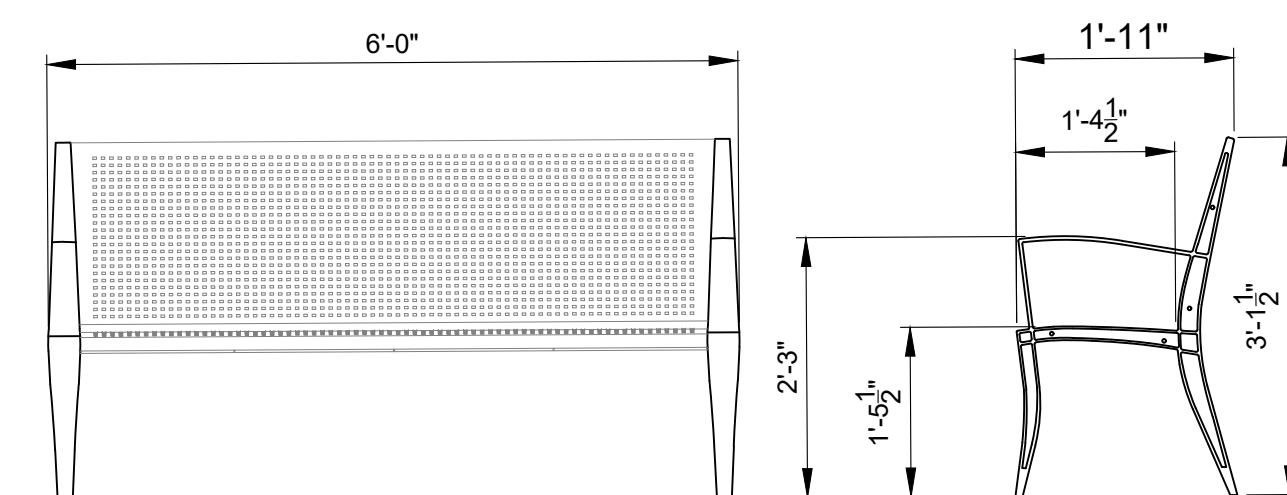
C MULTI-SPORT FENCE AND CLOSED MESH WIND SCREEN
MANUFACTURER: NATIONAL SPORTS PRODUCTS; PRODUCT: DOUGLAS POLYPRO PLUS PREMIUM OR EQUAL; MODEL # 21650Z



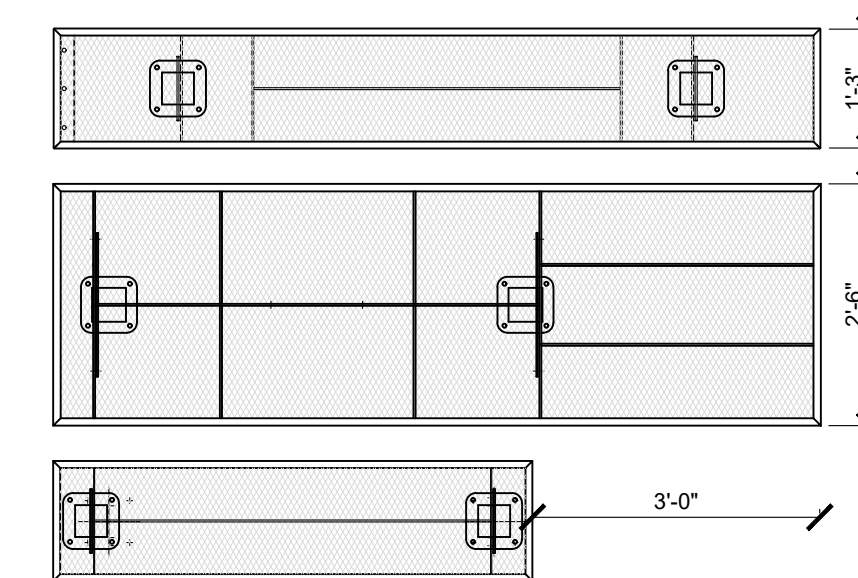
D DOUBLE BOBBLE RIDER
MANUFACTURER: POLIGON; PRODUCT: TIARA; MODEL # TIA-20x29



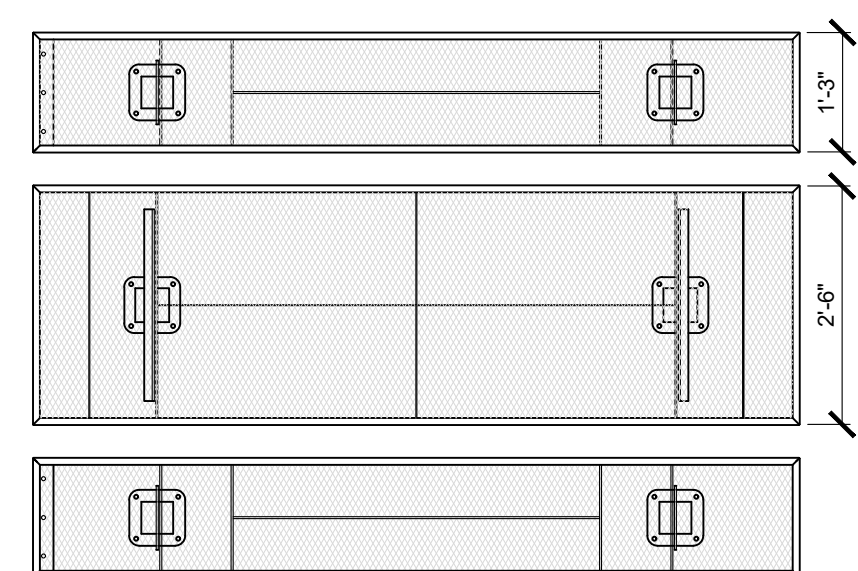
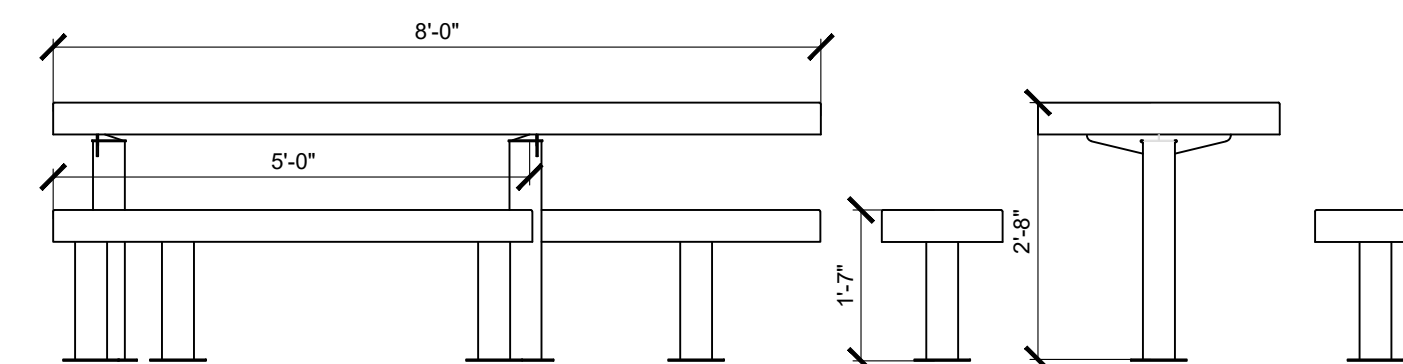
E BACKLESS BENCH
SCALE: 1/2"=1'-0"
MODEL: WABASH VALLEY; DEWART COLLECTION 6 FT OUTDOOR BENCH WITHOUT BACK, WITH ARMS, SLAT PATTERN, SURFACE MOUNT; COLOR: BLACK



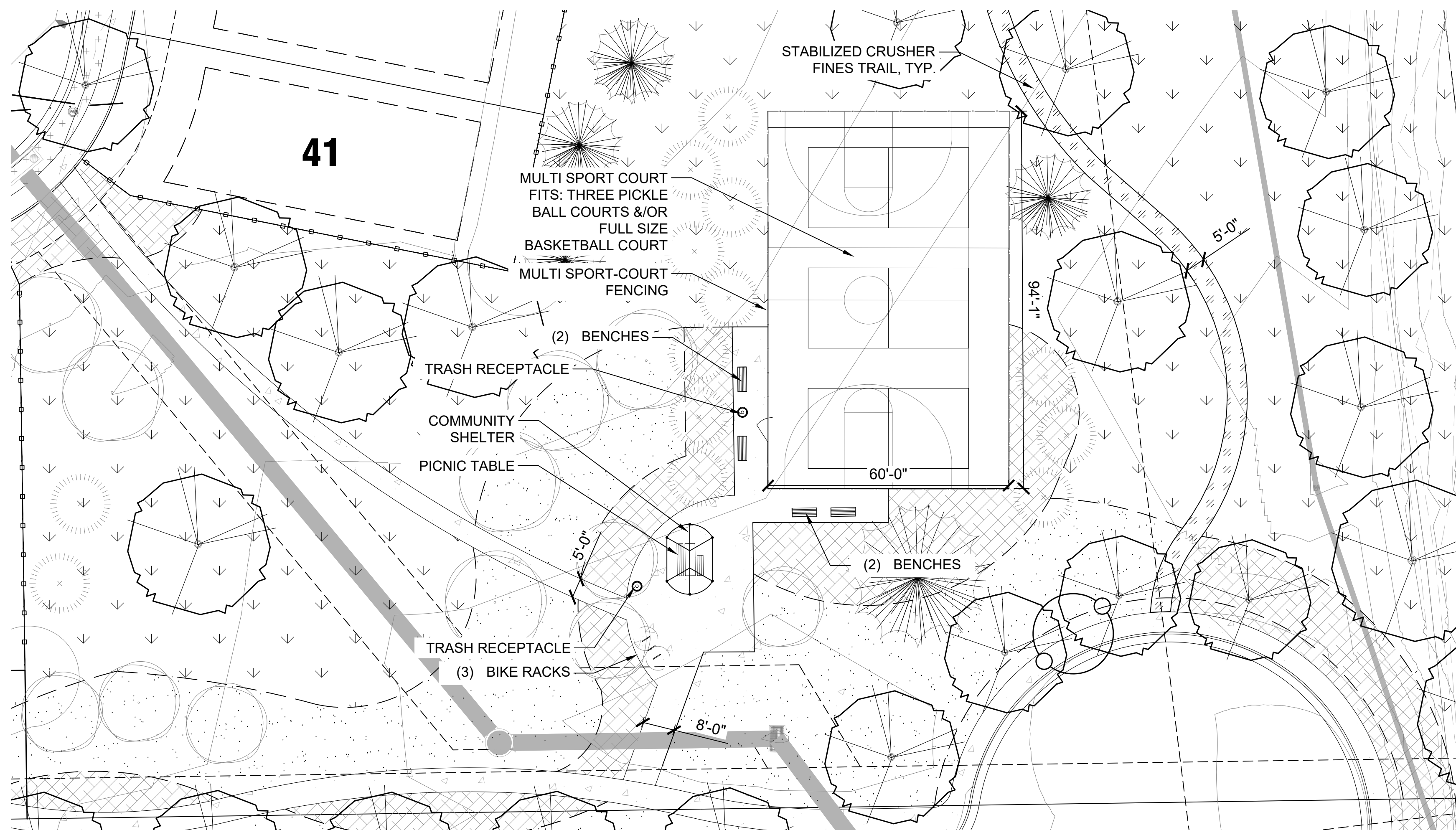
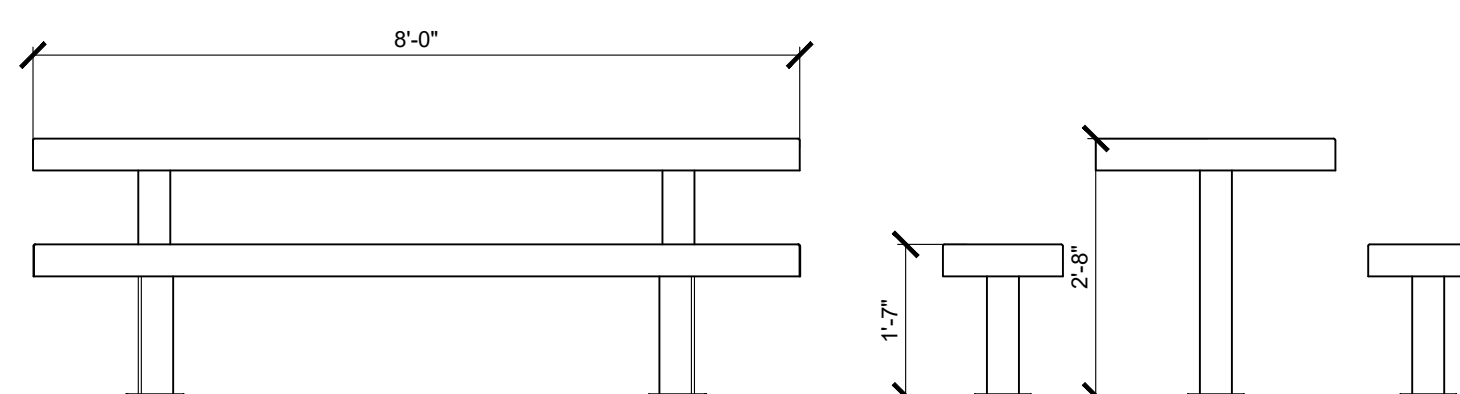
F BENCH
SCALE: 1/2"=1'-0"
MODEL: WABASH VALLEY; DEWART COLLECTION 6 FT OUTDOOR BENCH WITH BACK & ARMS, SLAT PATTERN, SURFACE MOUNT; COLOR: BLACK



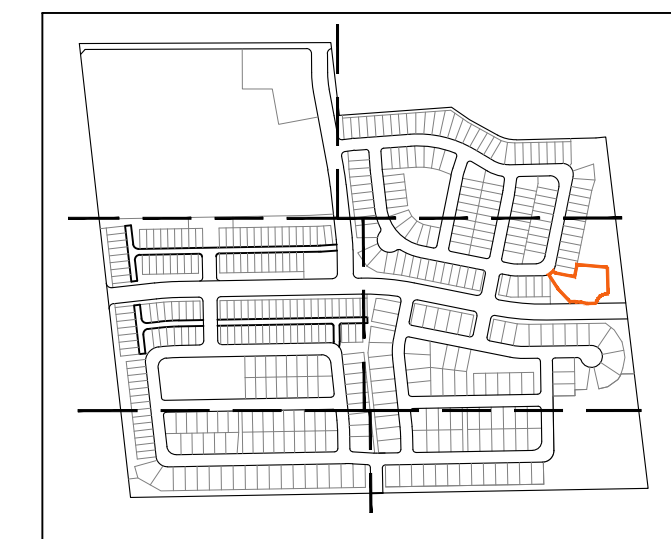
G PICNIC TABLE ADA
SCALE: 1/2"=1'-0"
MODEL: WABASH VALLEY; DESIGNER SERIES 8' ADA SIDE BY SIDE TABLE. SLAT PATTERN. COLOR: BLACK



H PICNIC TABLE
SCALE: 1/2"=1'-0"
MODEL: WABASH VALLEY; DESIGNER SERIES RECTANGULAR 6' PICNIC TABLE. SLAT PATTERN. COLOR: BLACK



A HARDSCAPE PLAN
SCALE: 1" = 20'-0"



KEY MAP
SCALE: NTS

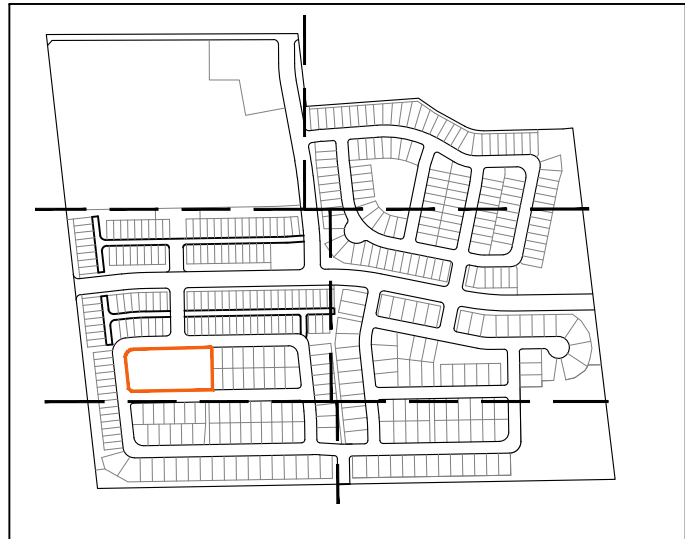
LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
- EVERGREEN SHRUB (N/A)
- ORNAMENTAL GRASS (N/A)
- TEMPORARILY IRRIGATED NATIVE SEED
- NON- IRRIGATED SEED AT DETENTION PONDS
- LOW GROW NATIVE SEED MIX
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- CEDAR MULCH
- 1 1/2" RIVER ROCK MULCH, GRAY & TAN BLEND
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- FIRE HYDRANT
- DOG WASTE STATION
- RETAINING WALL
- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SIGHT TRIANGLE

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



KEY MAP
SCALE: NTS

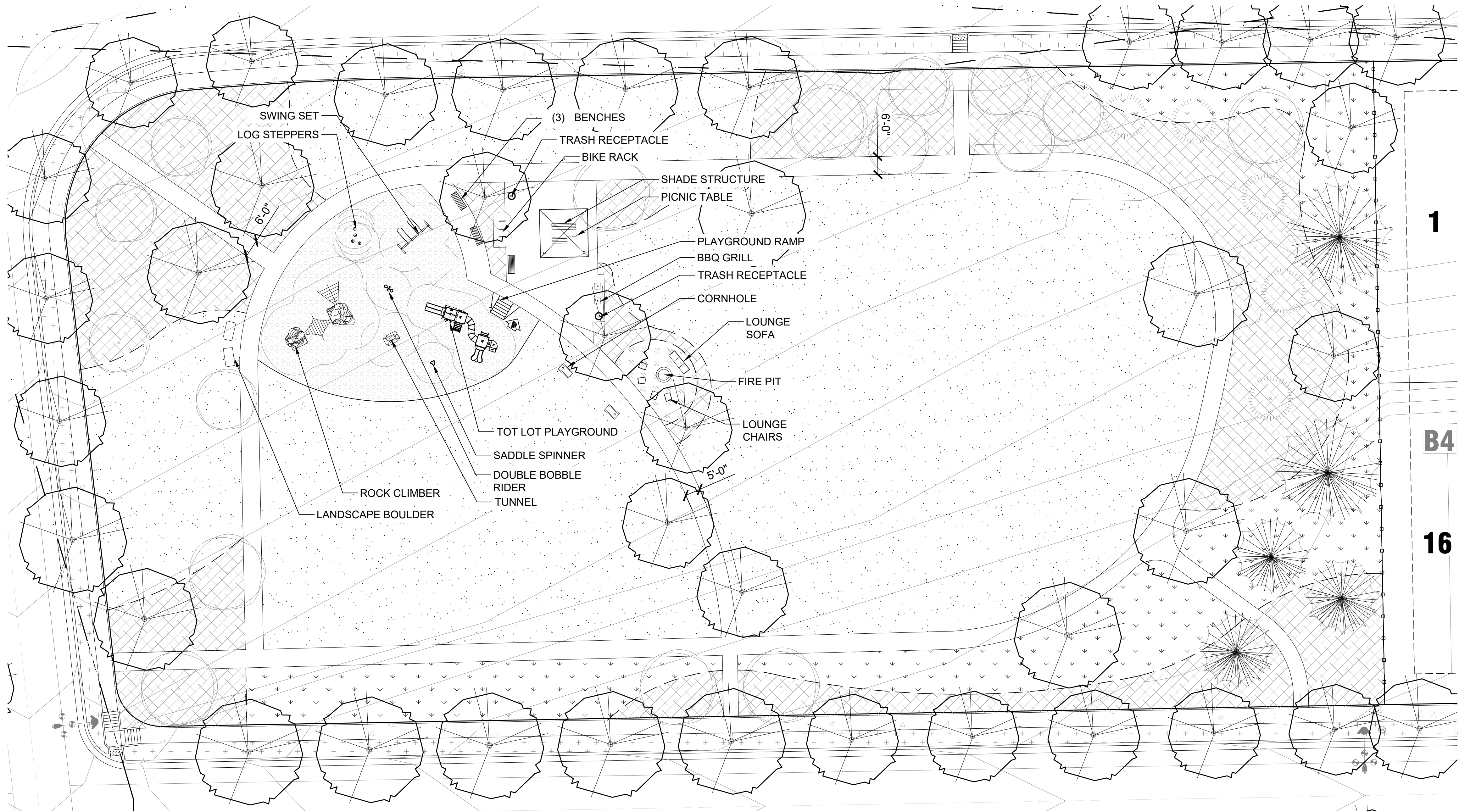
REVISION DESCRIPTION	DATE
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BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
HARDSCAPE PLAN & PARK DETAILS

DESIGNED BY: MK
DRAWN BY: AKH
CHECKED BY: KZH

SHEET

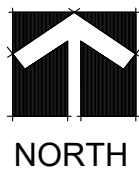
23 of 29



A HARDSCAPE PLAN
SCALE: 1" = 20'-0"

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB (N/A)
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0' 20' 40'
SCALE: 1" = 20'



B ROCK CLIMBER
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: ADVENTURESAPES DESIGN 5; MODEL # 174454; COLORS: 'NATURE INSPIRED PRODUCT LINE'; BLACK CLIMBING CABLES



C TUNNEL
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: LOG CRAWL TUNNEL FRAME; MODEL # 173594; COLORS: 'NATURE INSPIRED PRODUCT LINE'



D TOT LOT PLAYGROUND
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: HIDDEN VALLEY PARK DESIGN 7142

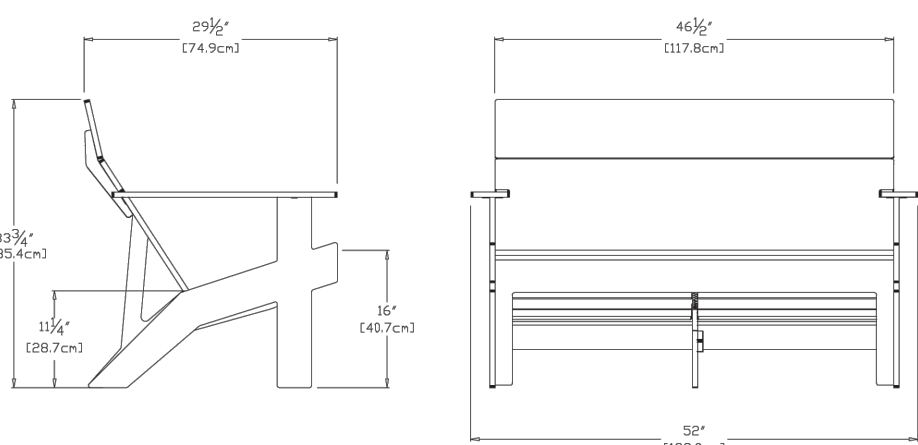


E LOG STEPPERS
MANUFACTURER: LANDSCAPE STRUCTURES; PRODUCT: LOG STEPPERS; MODEL # 185861; TYPE: (2) 8", (1) 18", (1) 28"

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO



collection: lollygagger
material: 100% recycled HDPE
dimensions: width: 52" (132.0cm)
depth: 29.5" (74.9cm)
height: 33.75" (85.4cm)
weight: 79 lbs (35.8kg)

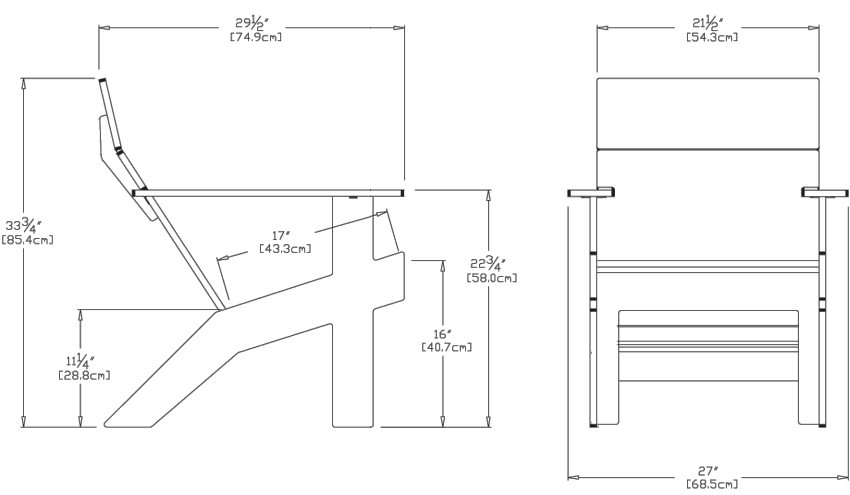
shipping dimensions: 24" x 4" x 48"
shipping weight: 88 lbs (39.9kg)

loll designs.com



charcoal: LOLL15-03

A LOUNGE SOFA
SCALE: 1/2"=1'-0"
MANUFACTURER: LOLL DESIGNS; PRODUCT: LOLLYGAGGER SOFA;
COLOR: CHARCOAL GREY



collection: lollygagger
material: 100% recycled HDPE
dimensions: width: 27" (68.6cm)
depth: 29.5" (74.9cm)
height: 33.75" (85.4cm)
weight: 42 lbs (19.1kg)

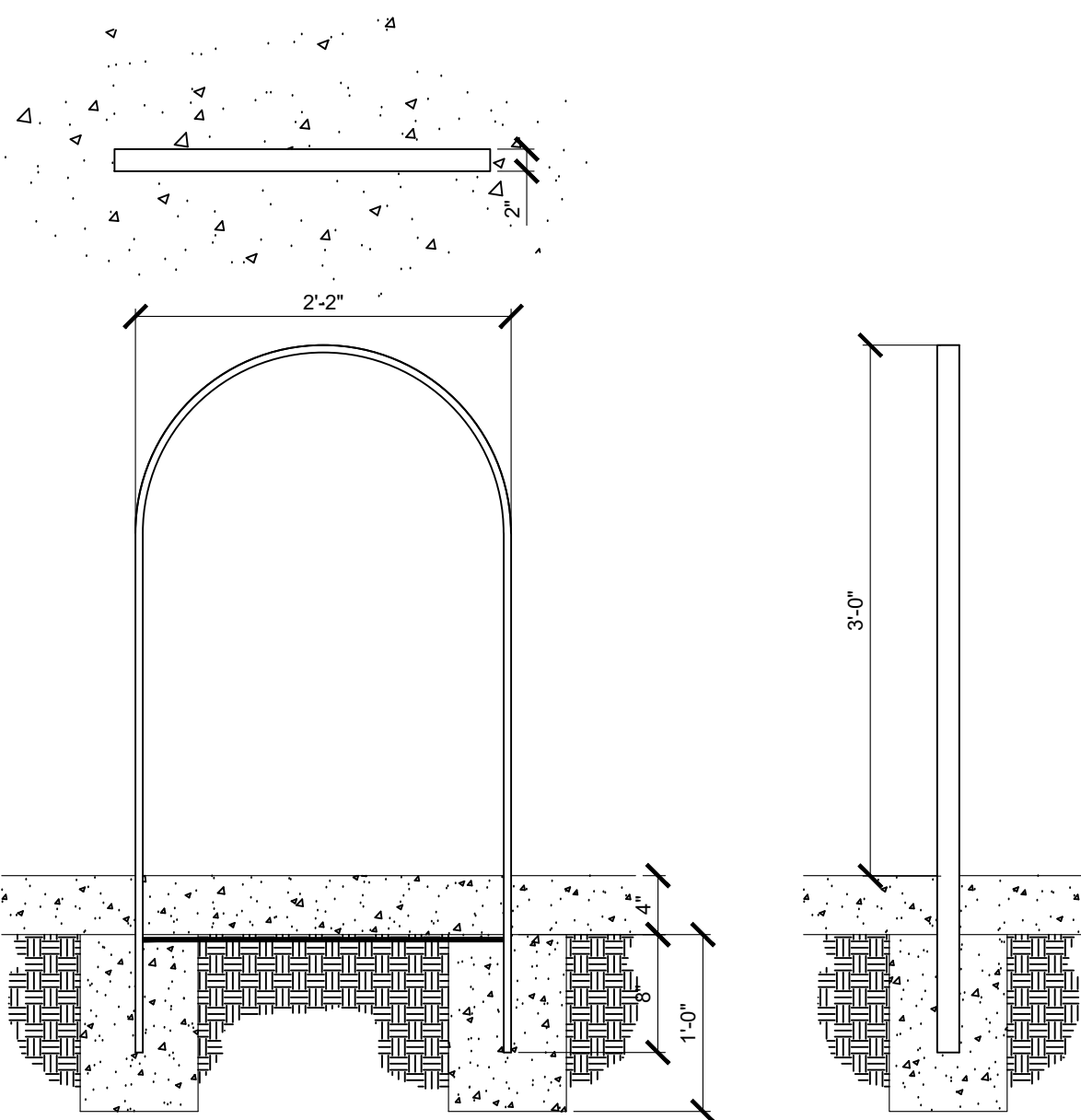
shipping dimensions: 30" x 5" x 24"
shipping weight: 45 lbs (20.4kg)

loll designs.com

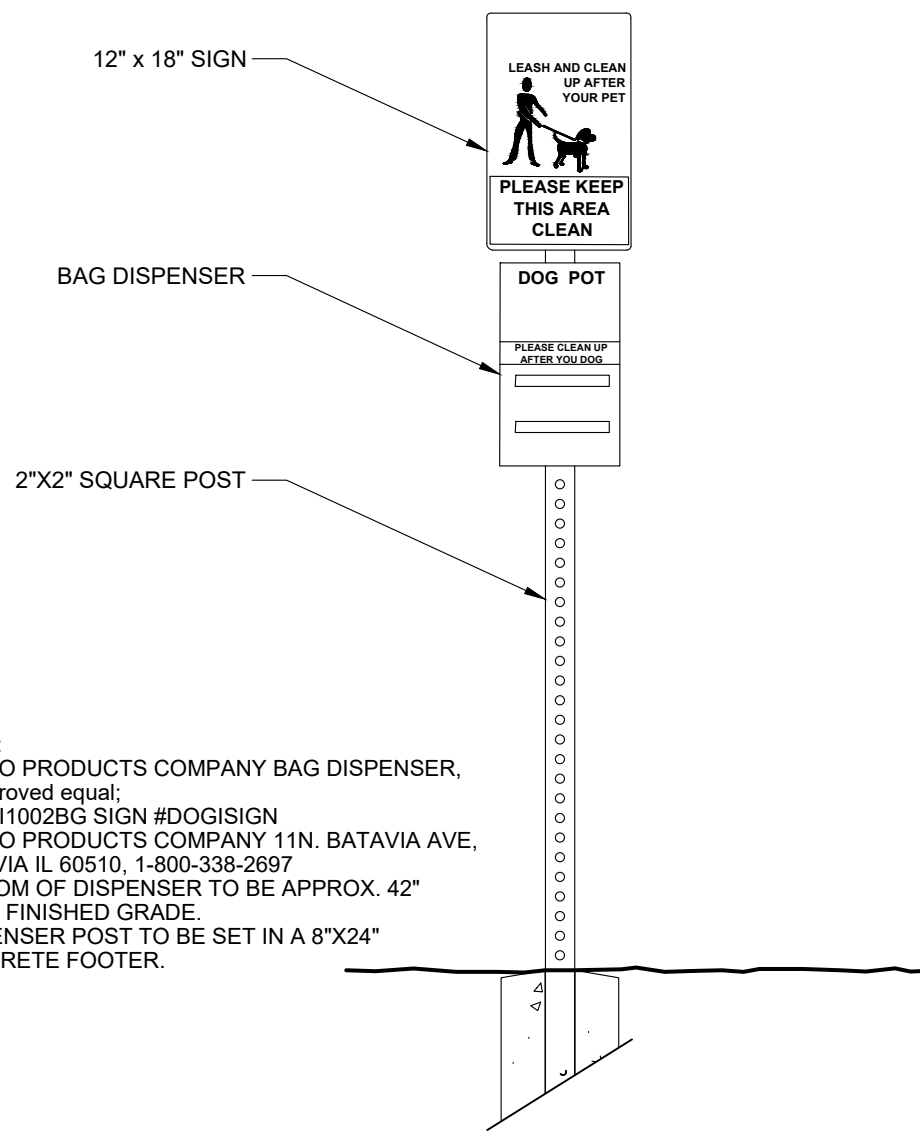


charcoal: LOLL15-03

B LOUNGE CHAIR
SCALE: 1/2"=1'-0"
MANUFACTURER: LOLL DESIGNS; PRODUCT: LOLLYGAGGER LOUNGE CHAIR;
COLOR: CHARCOAL GREY

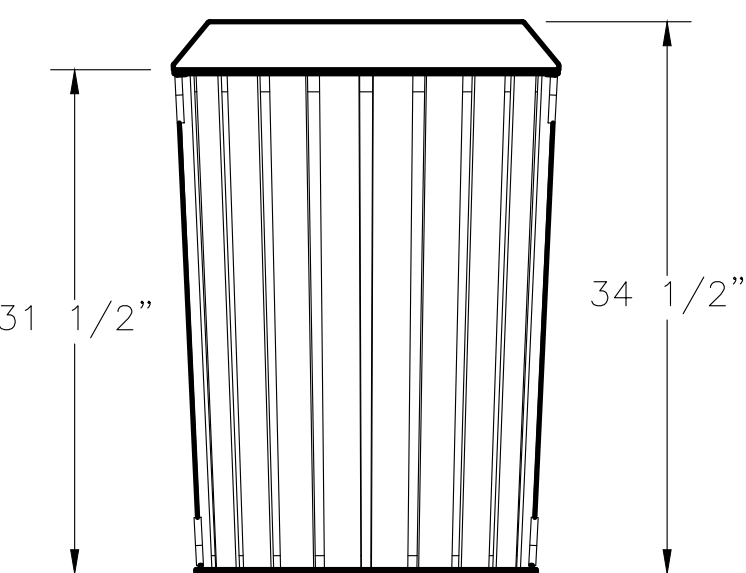
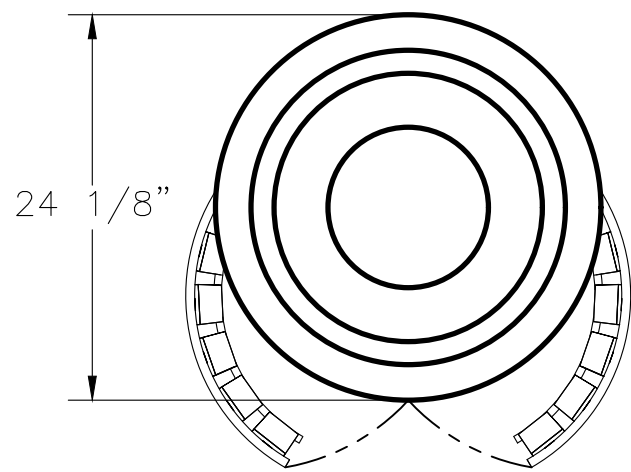


C BIKE RACK
SCALE: 1"=1'-0"
MODEL: WABASH VALLEY; BIKE LOOP BRH5381
COLOR: BLACK

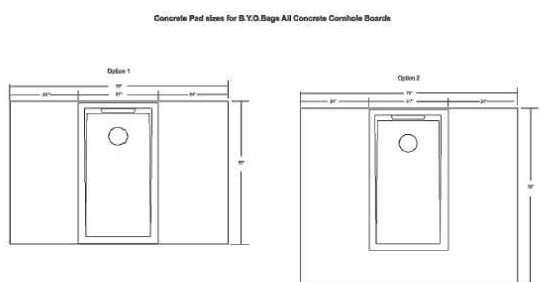


NOTE:
BARCO PRODUCTS COMPANY BAG DISPENSER,
OR APPROVED EQUIV.
#DOG1002BG SIGN #DOGSIGN
BACRO PRODUCTS COMPANY 11N. BATAVIA AVE.
BATAVIA IL 60510, 1-800-338-2697
BOTTOM OF DISPENSER TO BE APPROX. 42"
FROM FINISHED GRADE.
DISPENSER POST TO BE SET IN A 8"X24"
CONCRETE FOOTER.

D DOG STATION
SCALE: 3/4"=1'-0"

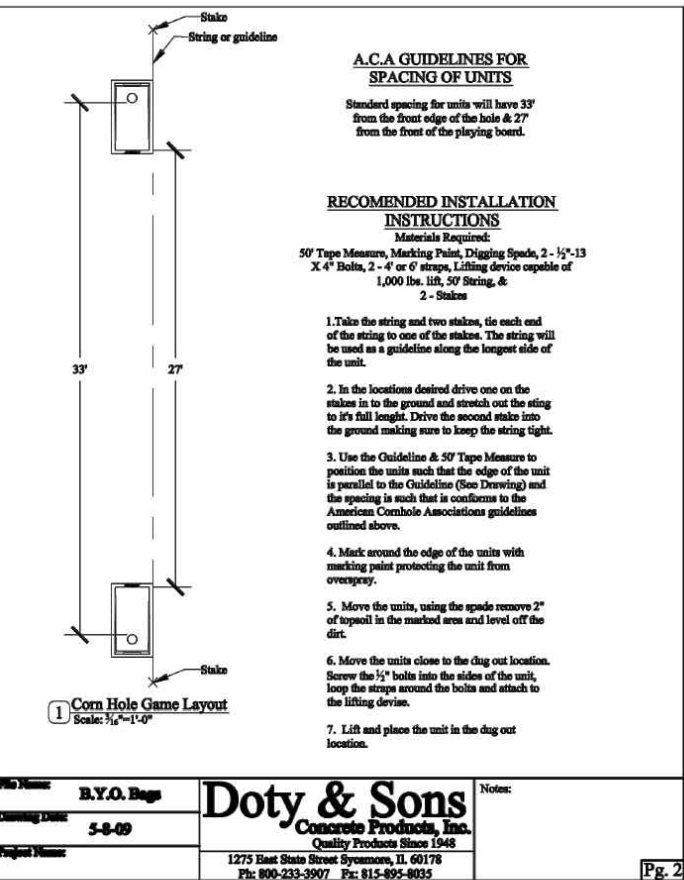


E TRASH RECEPTACLE
SCALE: N.T.S.
MANUFACTURER: WABASH VALLEY; PRODUCT: WOODRIDGE
COLLECTION, 'ELEGANCE'. 32 GALLON with FLAT TOP. COLOR: BLACK,
POWDER COAT.

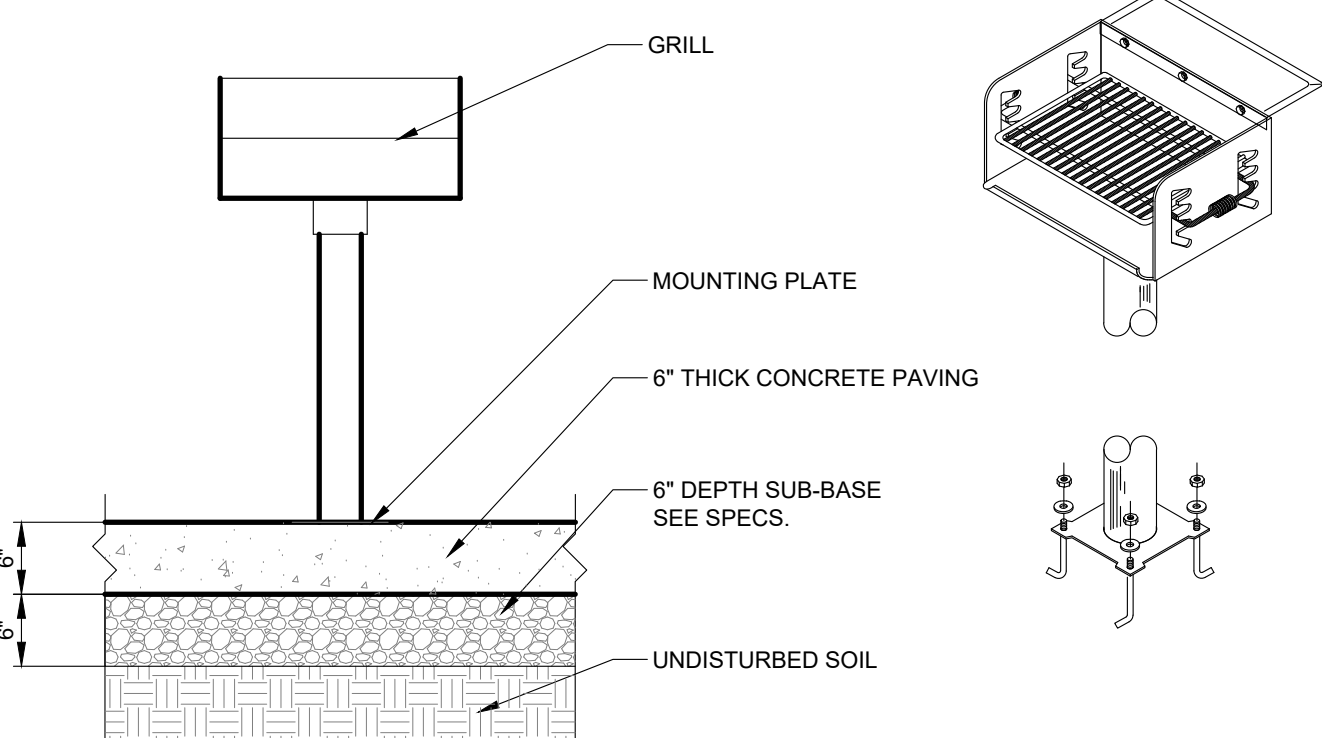


Doty & Sons Concrete Products, Inc.
1277 East Main Street, Suite 100
Johnstown, CO 80420
Phone: (303) 585-1000 Fax: (303) 585-1000
www.dotyandsons.com

F CORNHOLE
SCALE: N.T.S.
MANUFACTURER: DOTY & SONS CONCRETE



NOTES:
1. SEE PLANS FOR GRILL LOCATIONS.
2. GRILL TO BE PW ATHLETIC MFG. CO., MODEL#1140-00-SM
3. PW ATHLETIC MFG. CO. CONTACT INFORMATION:
1-800-678-5768, WWW.PWATHLETIC.COM
4. GRILLS TO BE SURFACE MOUNTED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

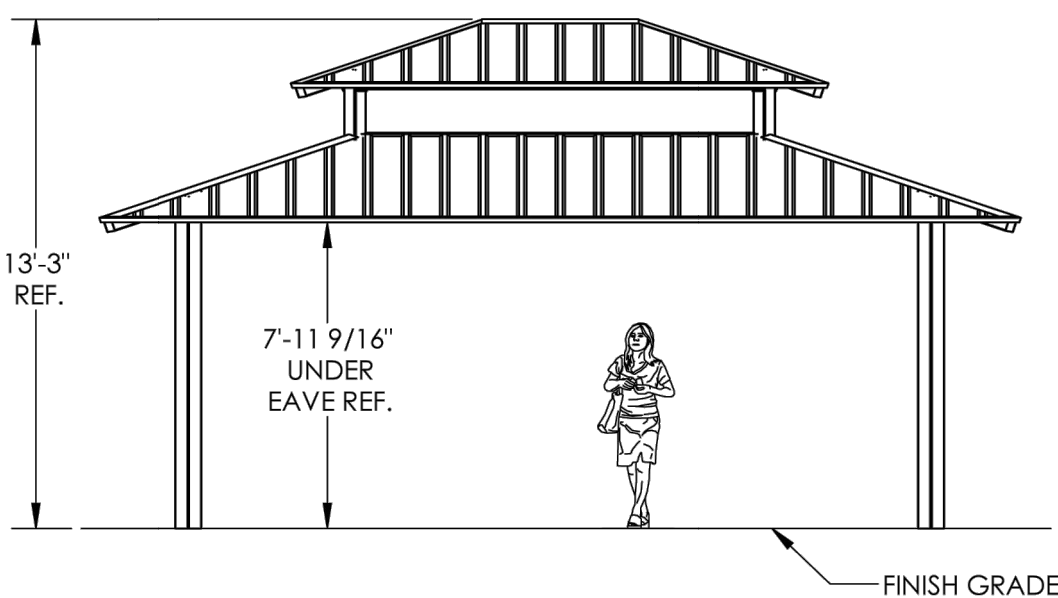


G GRILL ON CONCRETE PAVING
SCALE: 3/4"=1'-0"



24 GA., GALVALUME COATED,
KYNAR 500 PAINTED, STEEL
ROOFING PANELS. SEE COLOR
MATRIX FOR AVAILABLE
COLORS.

ROOFING TRIM IS COLOR MATCHED
TO ROOF. EAVE CHANNEL TRIM IS
REINFORCED WITH 18 GA.
GALVANIZED INNER CHANNEL FOR
ADDITIONAL EAVE SUPPORT.



H SHADE STRUCTURE
PRODUCT: POLYGON. MODEL: MARQUEE 20X 24; INSTALL PER MANUFACTURER'S
RECOMMENDATION AND DETAILS.



I FIRE PIT
MANUFACTURER: THE OUTDOOR PLUS; PRODUCT: TOP FIRES BY THE OUTDOOR PLUS
OPT-UNYXX60 24-INCH TALL UNITY FIRE PIT, 60-INCHES. COLOR: GREY POWDER COAT.
PRODUCT TYPE AS AN EXAMPLE ONLY.

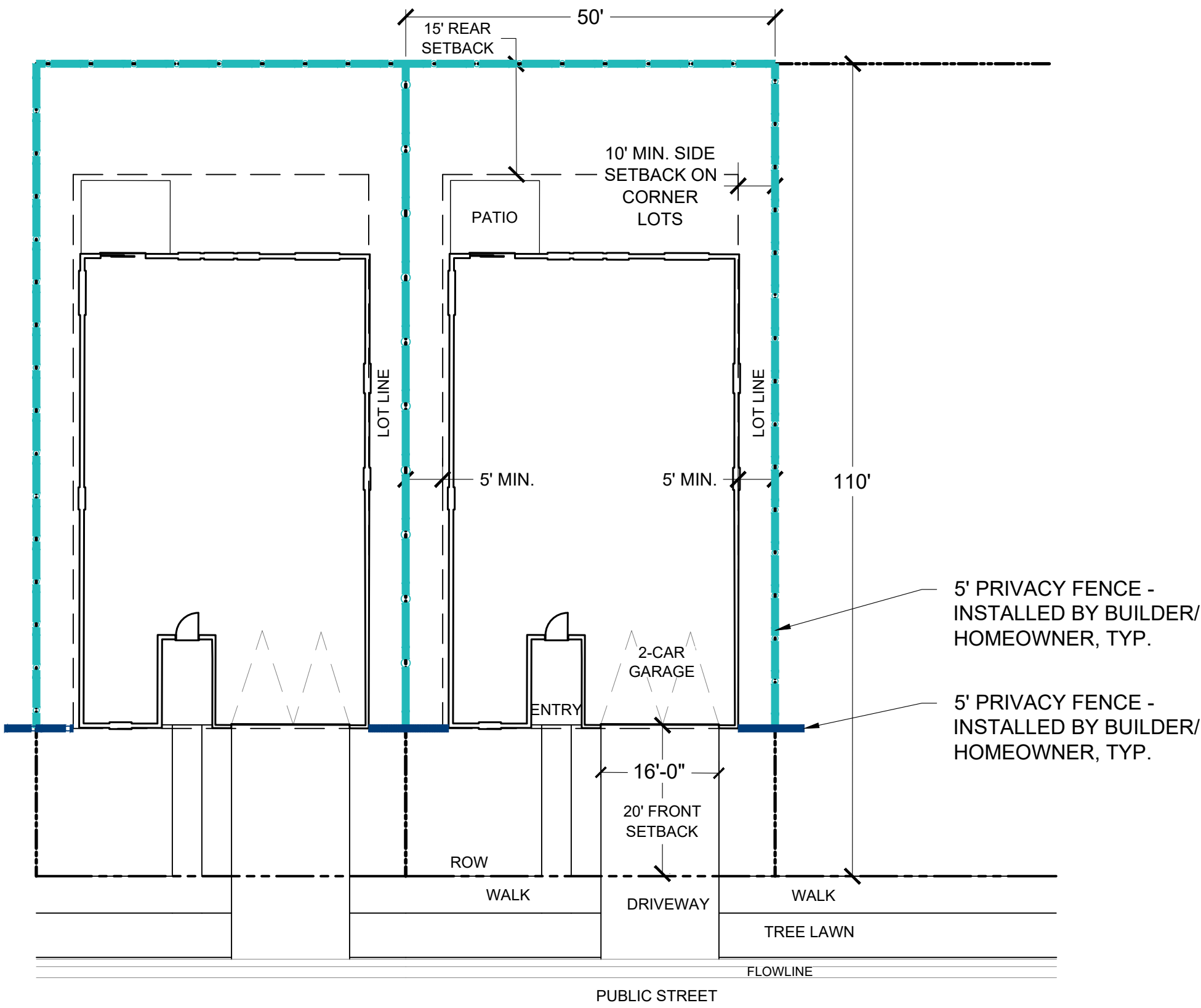
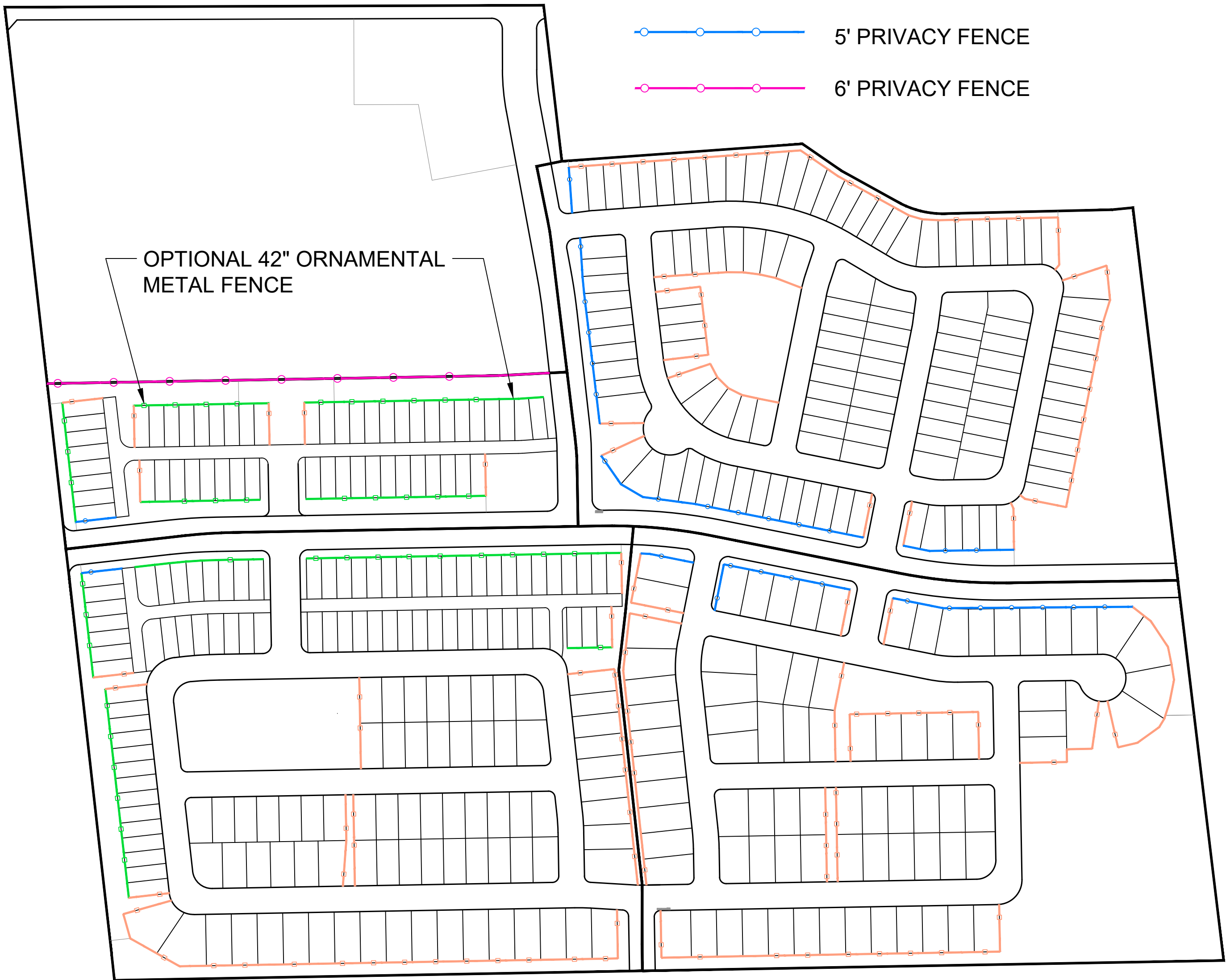
REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

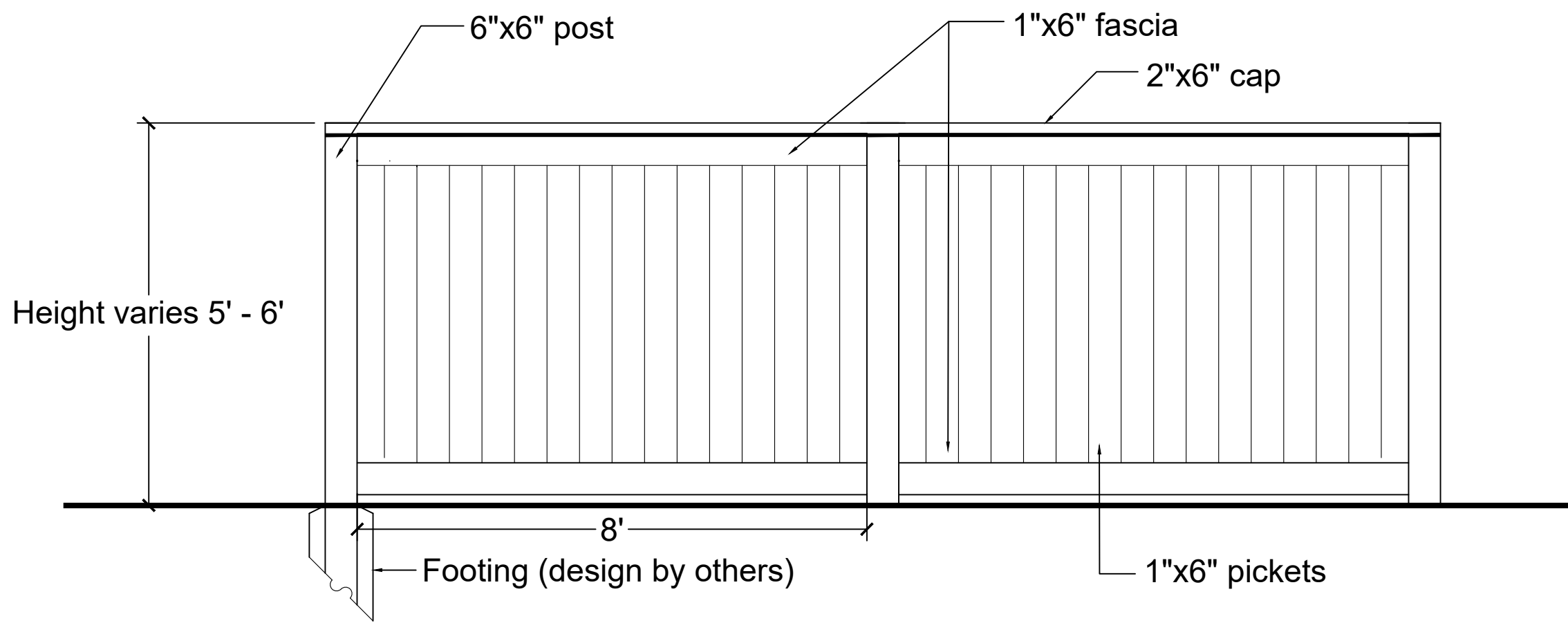
TOWN OF JOHNSTOWN, COLORADO

- 42" ORNAMENTAL METAL FENCE
- 42" OPEN RAIL FENCE
- 5' PRIVACY FENCE
- 6' PRIVACY FENCE

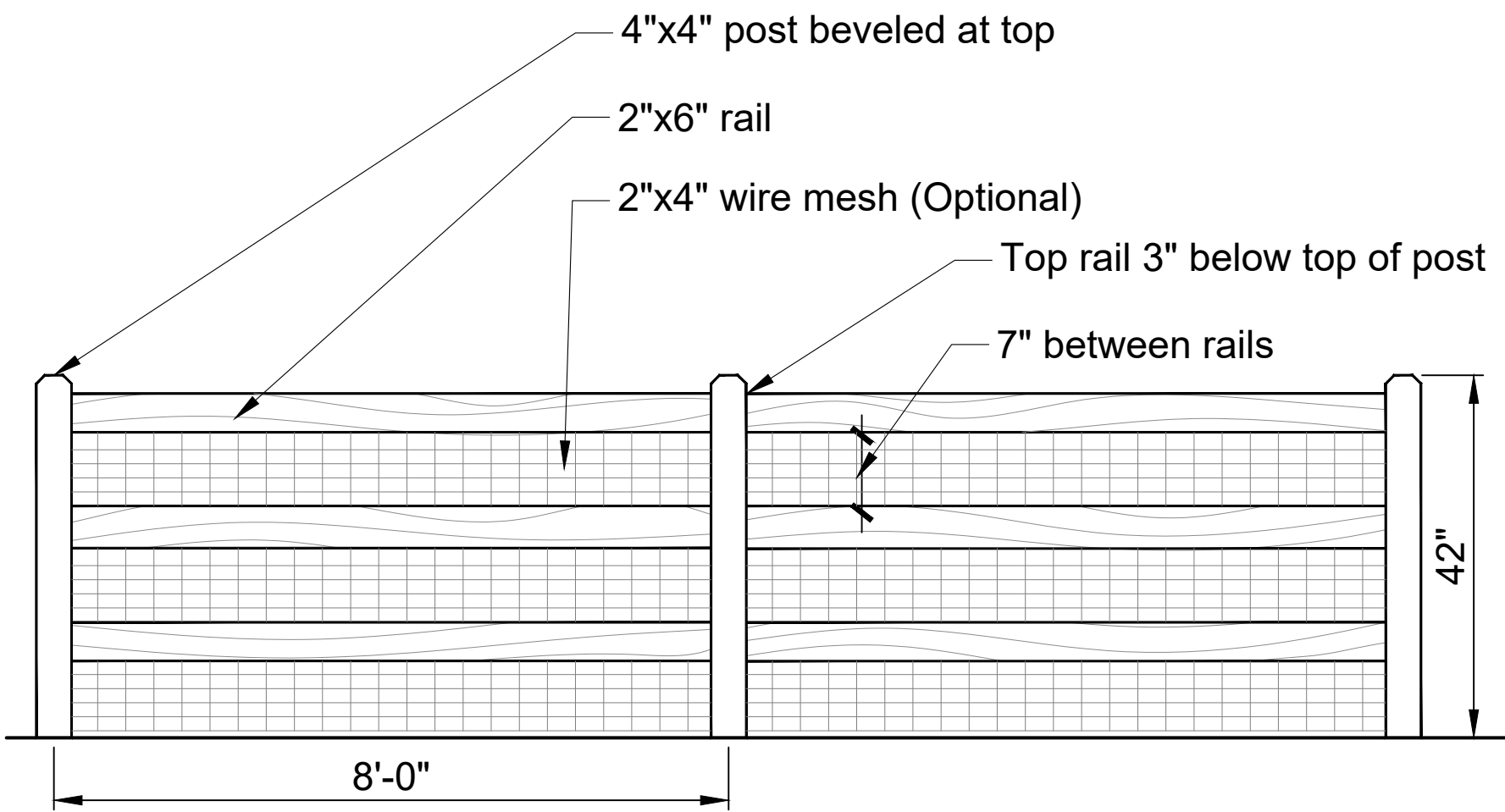


B HOMEOWNER & DEVELOPER FENCE INSTALLATION EXHIBIT
SCALE: NTS

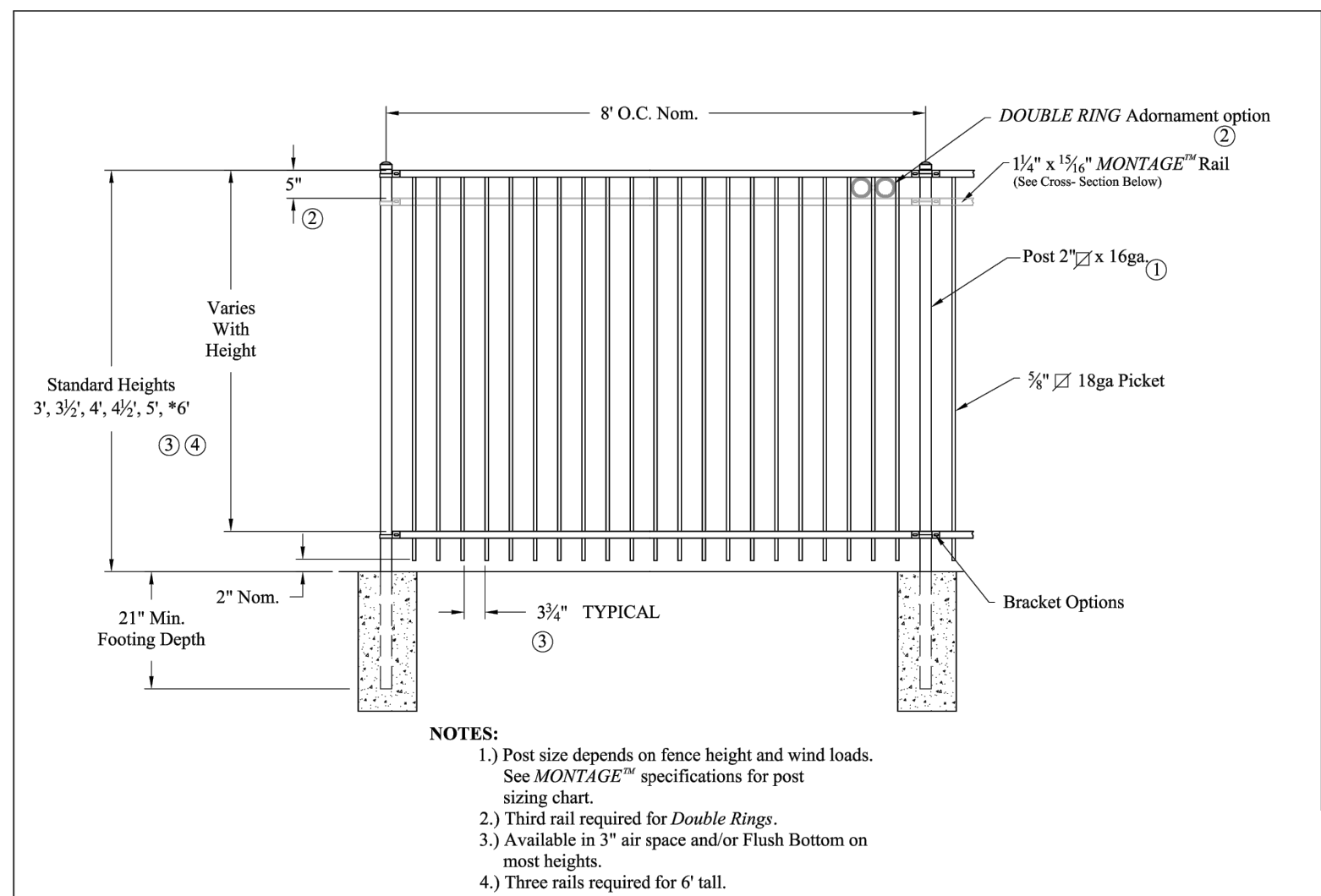
A FENCING EXHIBIT
SCALE: 1"= 200'-0"



C SOLID PRIVACY FENCE



D OPEN RAIL FENCE



E 42" ORNAMENTAL METAL FENCE
SCALE: NTS

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

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BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

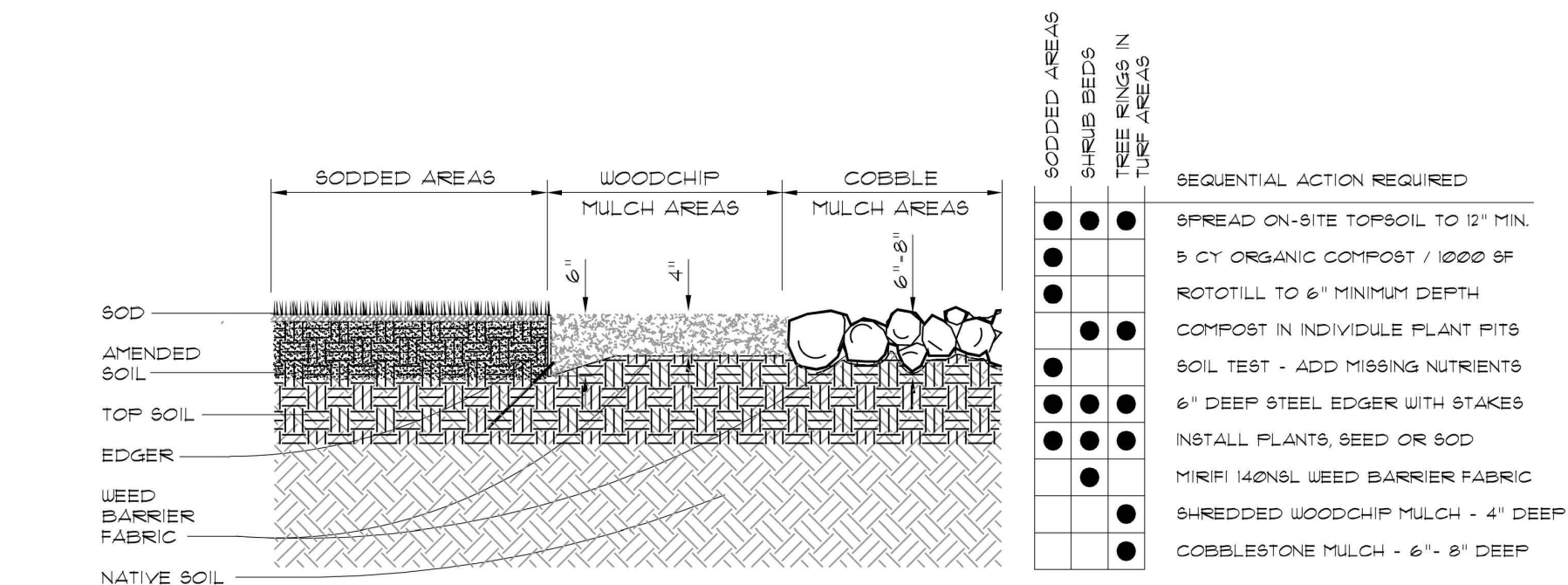
SUGGESTED PLANT LIST

COMMON NAME	LATIN NAME	MATURE SIZE	SIZE	WATER USE
DECIDUOUS SHADE TREES				
BUR OAK	QUERCUS MACROCARPA	70' x 80'	2.5" CAL.	LOW
IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	35' x 35'	2.5" CAL.	MODERATE
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	60' x 40'	2.5" CAL.	LOW
SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	35' x 30'	2.5" CAL.	LOW
TRIUMPH ELM	ULMUS 'MORTON GLOSSY'	50' x 35'	2.5" CAL.	LOW
WESTERN CATALPA	CATALPA SPECIOSA	50' x 35'	2.5" CAL.	LOW
WESTERN HACKBERRY	CELTIS OCCIDENTALIS	50' x 40'	2.5" CAL.	LOW
ORNAMENTAL TREES				
AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	20' x 18'	1.5" CAL.	LOW
CANADA RED CHOKEBERRY	PRUNUS VIRGINIANA 'SHUBERT'	25' x 15'	1.5" CAL.	VERY LOW
CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	20' X 15'	1.5" CAL.	LOW
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	18' X 18'	1.5" CAL.	LOW
GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	20' x 25'	2.5" CAL.	LOW
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	25' x 25'	1.5" CAL.	LOW
EVERGREEN TREES				
AUSTRIAN PINE	PINUS NIGRA	50' x 35'	6'	LOW
COLORADO BLUE SPRUCE	PICEA PUNGENS	75' 20'	6'	LOW
PINION PINE	PINUS EDULUS	25' x 15'	6'	VERY LOW
PONDEROSA PINE	PINUS PONDEROSA	70' X 35'	6'	LOW
SCOTCH PINE	PINUS SYLVESTRIS	60' x 40'	6'	LOW
SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	18' x 12'	6'	LOW
DECIDUOUS SHRUBS				
APACHE PLUME	FALLUGIA PARADOXA	4' x 4'	5 GALLON	VERY LOW
AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	2.5' x 4.5'	5 GALLON	LOW
BEAUTY BUSH	KOLKOWITZIA AMABILIS	12.5' x 13.5'	5 GALLON	LOW
BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3' x 3'	5 GALLON	LOW
HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTI 'HANCOCK'	2.5' x 4.5'	5 GALLON	LOW
COMMON PURPLE LILAC	SYRINGA VULGARIS	15' x 10'	5 GALLON	LOW
CREeping SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1.5' x 1.5'	5 GALLON	LOW
DWARF BLACK CHOKECHERRY	ARONIA MELANOCARPA IROQUOIS BEAUTY	3' x 3'	5 GALLON	MODERATE
DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MODERATE
DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	LOW
FILIGRAN RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA 'FILIGRAN'	3' x 3'	5 GALLON	VERY LOW
FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	5' x 7'	5 GALLON	VERY LOW
GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	2.5' x 2.5'	5 GALLON	LOW
GOLDEN CURRANT	RIBES AUREUM	6' x 7'	5 GALLON	VERY LOW
GRO LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	VERY LOW
MEIDLAND ROSE	ROSA MEDILAND	1.5' x 4'	5 GALLON	LOW
MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	LOW
MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	4' x 4'	5 GALLON	LOW
NEARLY WILD ROSE	ROSA x 'NEARLY WILD'	2.5' x 2.5'	5 GALLON	LOW
PEKING COTONEASTER	COTONEASTER LUCIDUS	5' x 4'	5 GALLON	LOW
PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	1.5' x 2'	5 GALLON	LOW
PYGMY PEASHRUB	CARAGANA PYGMAEA	3' x 4'	5 GALLON	VERY LOW
RED COLUMNAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	4.5' x 2'	5 GALLON	LOW
RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA	3.5' x 3.5'	5 GALLON	VERY LOW
SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	LOW
SNOWBERRY	SYMPHORICARPOS ALBUS	4' x 5'	5 GALLON	LOW
SUMMER WINE NINEBARK	PHYSOCARPUS X 'SUMMER WINE'	5' x 5'	5 GALLON	LOW
SUTTERS GOLD POTENTILLA	POTENTILLA FRUTICOSA	1.5' x 2.5'	5 GALLON	LOW
THREE LEAF SUMAC	RHUS TRILOBATA	4.5' x 4.5'	5 GALLON	VERY LOW
VANHOUTTE OR SNOWMOUND SPIRAEA	SPIRAEA X 'VANHOUTTE'	6.5' x 8.5'	5 GALLON	LOW
WESTERN SANDCHERRY	PRUNUS BESSEYI	4.5' x 4.5'	5 GALLON	LOW
EVERGREEN SHRUBS				
ADAM'S NEEDLE	YUCCA FILAMENTOSA	6' x 2.5'	5 GALLON	VERY LOW
ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	¾" x 3.5'	5 GALLON	LOW
BAR HARBOUR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	1' x 7'	5 GALLON	LOW
COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	LOW
ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	4" x 6'	5 GALLON	LOW
LENA BROOM	CYTISUS x LENA	2.5' x 3.5'	5 GALLON	MODERATE

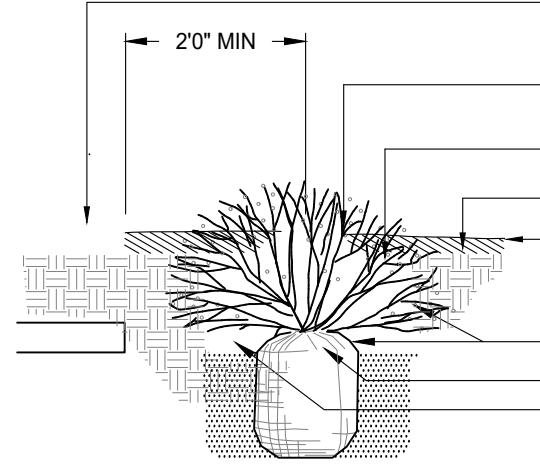
COMMON NAME	LATIN NAME	MATURE SIZE	SIZE	WATER USE
PERENNIALS				
AUTUMN SEDUM JOY	SEDUM TELEPHIUM 'AUTUMN JOY'	1.5' x 1.5'	1 GALLON	LOW
BLUE CATMINT	NEPETA FAASSENNI 'WALKER'S LOW'	1.5' x 1.5'	1 GALLON	VERY LOW
BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	2' x 2'	1 GALLON	LOW
ROYAL CANDLES VERONICA	VERONICA 'ROYAL CANDLES'	1.5' x 1.5'	1 GALLON	LOW
BLUE WOOLLY SPEEDWELL	VERONICA PECTINATA	2" x 1.5'	1 GALLON	LOW
DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1.5' x 1.5'	1 GALLON	VERY LOW
MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	2' x 1.5'	1 GALLON	VERY LOW
MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1.5' x 2'	1 GALLON	VERY LOW
ROTKUGEL ORNAMENTAL OREGANO	ORIGANUM 'ROTKUGEL'	1.5' x 1.5'	1 GALLON	LOW
WHIRLING BUTTERFLIES	GAURA LINDHEIMERI	3' x 3'	1 GALLON	LOW
ORNAMENTAL GRASSES				
BLUE AVENA GRASS	HELICOTRICHON SEMPERVIRENS	4' x 2'	1 GALLON	LOW
BLUE GRAMA GRASS	BOUTELOUA GRACILIS	1' x 1.5'	1 GALLON	VERY LOW
FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	4.5' x 2'	1 GALLON	LOW
LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3.5' x1.5'	1 GALLON	VERY LOW
SWITCH GRASS	PANICUM VIRGATUM	3.5' x 3'	1 GALLON	LOW

LANDSCAPE NOTES

- THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES, ARCHAEOLOGICAL OR HISTORIC AREAS. ALSO, NO FLOODPLAINS, WETLANDS OR GEOLOGIC HAZARDS HAVE BEEN MAPPED ON THE SITE.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS, AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE TOWN'S ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE DEVELOPER/CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
- IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ALL DEAD PLANT MATERIAL AND/OR RE-SOD OR SEED TURF AREAS THAT ARE NOT ESTABLISHED DURING THE WARRANTY PERIOD ESTABLISHED BY THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- THE PROPOSED PARK AREAS WILL CONSIST OF PLAY EQUIPMENT, INCLUDING A MULTI-PLAY STRUCTURE, SLIDES, AND/OR A TODDLER PLAY SET; AS WELL AS NEARBY BENCHES AND OPEN TURFGRASS AREA.
- PROPOSED OPEN SPACE AREAS WILL BE PRIVATE AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR METRO DISTRICT.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY RE-VEGETATED SO AS NOT TO LEAVE ANY BARE GROUND.
- STREET TREES ARE SHOWN AT 40 FT INTERVALS AND/OR PLACED AT LOT LINES FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATIONS SHALL BE BASED UPON DRIVEWAYS AND UTILITY SERVICE LINES. STREET TREES SHALL BE LOCATED WITHIN THE ROW, PLACED IN FRONT OF THE SIDEWALK WHEN THE SIDEWALK IS DETACHED AND BEHIND WHEN ATTACHED. MINIMUM DISTANCES FROM STREET LIGHTS, SHALL BE 40 FEET BETWEEN SHADE TREES AND 15 FEET BETWEEN ORNAMENTAL TREES. STREET TREE IRRIGATION SHALL BE FROM THE DOMESTIC TAP FOR THE HOME. MAINTENANCE SHALL BE BY THE HOMEOWNER.
- STREET TREES SHALL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE ABUTTING HOMEOWNER.
- ALL HOA MAINTAINED LANDSCAPE AREAS TO BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH SHRUB BEDS ZONED SEPARATELY FROM TURF AREAS. A RAIN SHUT-OFF SENSOR IS REQUIRED WITH IRRIGATION SYSTEM.
- ALL TREES AND SHRUBS IN NATIVE SEED AREAS WILL BE DRIP IRRIGATED. NATIVE SEED IS REQUIRED TO HAVE TEMPORARY IRRIGATION DURING THE TWO YEAR WARRANTY PERIOD.
- A ONE INCH DIAMETER SHREDDED CEDAR MULCH RING SHALL SURROUND ALL ORNAMENTAL GRASSES AND PERENNIALS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH ROCK COBBLE MULCH 1" - 2" IN SIZE, PLACED OVER A SUITABLE WEED BARRIER FABRIC. MINIMUM DEPTH OF MULCH SHALL BE 3 INCHES. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY STEEL EDGING MATERIAL.
- ALL PARK FACILITIES INCLUDING TRAILS, SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND ASHTO GUIDELINES.
- ALL FENCING SHALL BE DETERMINED AT FINAL DEVELOPMENT PLAN. FENCING IS ANTICIPATED TO BE WOOD THREE RAIL AND/OR OPEN RAIL FENCE, ORNAMENTAL FENCING AT ALLEY LOADED LOTS AND PRIVACY FENCE AT AREAS SPECIFIED.
- NO TREE OR SHRUB WILL BE PLANTED WITHIN 5 FEET OF A FIRE HYDRANT.
- NO PLANT MATERIALS, BOULDERS, BERMS, FENCES OR VISUAL OBSTRUCTIONS SHALL EXCEED A HEIGHT OF 32" WITHIN SIGHT DISTANCE TRIANGLE AREA, PER TOWN STANDARD H.10.C.III.
- ALL SOD AREAS SHALL BE CONSIDERED LOW WATER USE VEGETATION. THE SOD FOR PARK AREAS SHALL BE 'ENVIRONMENT'. SOD AREAS WITH LOWER FOOT TRAFFIC SHALL BE NATURE'S PRAIRIE.



EDGERS, MULCHES AND SOIL PREPARATION



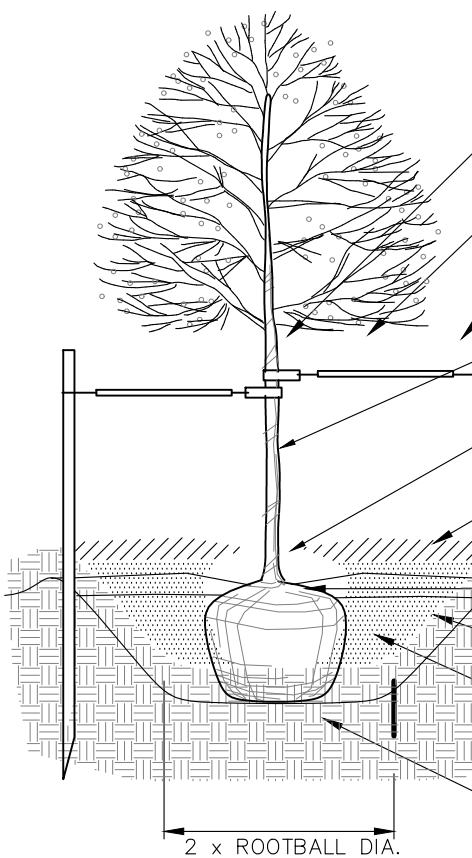
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS. CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER SPECIFIED MULCH 4" DEEP FINISHED GRADE

LOOSEN SIDES OF PLANT PIT AND ROOTBALL REMOVE CONTAINER SPECIFIED BACKFILL MIXTURE

(ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER) ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL

B SHRUB PLANTING DETAIL

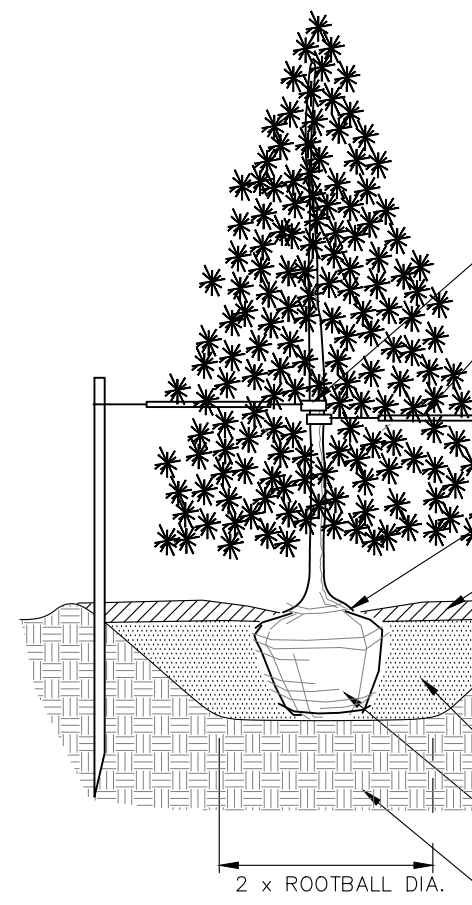
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DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY. 12" NYLON TREE STRAP ON GUY WIRE AND AROUND TREE TRUNK. 1/2" DIAM. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE. 14 GAUGE GALVANIZED WIRE, DOUBLE STRAND TWISTED. 6" STEEL T-POST (2 MIN.) (4" EXPOSED) REMOVE AFTER ONE YEAR WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL SECURED AT TOP AND BOTTOM & AT 2-FT. INTERVALS. RE: SPECS FOR TIMING. SET ROOT COLLAR 3" HIGHER THAN GRADE AT WHICH TREE GREW 48" CIRCLE OF SHREDDED BARK MULCH (4" DEEP) AROUND BASE OF TREES IN GRASS AREAS. FORM SAUCER AROUND EDGE OF TREE PIT FINISH GRADE REMOVE ALL TWINE AND WIRE BASKET ENTIRELY. PULL BURLAP BACK 2/3 MINIMUM SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES PRIOR TO BACKFILLING. SPECIFIED BACKFILL MIXTURE STAKE TO EXTEND MIN. 24" INTO UNDISTURBED SOIL. UNDISTURBED SUBGRADE ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

C DECIDUOUS TREE PLANTING DETAIL

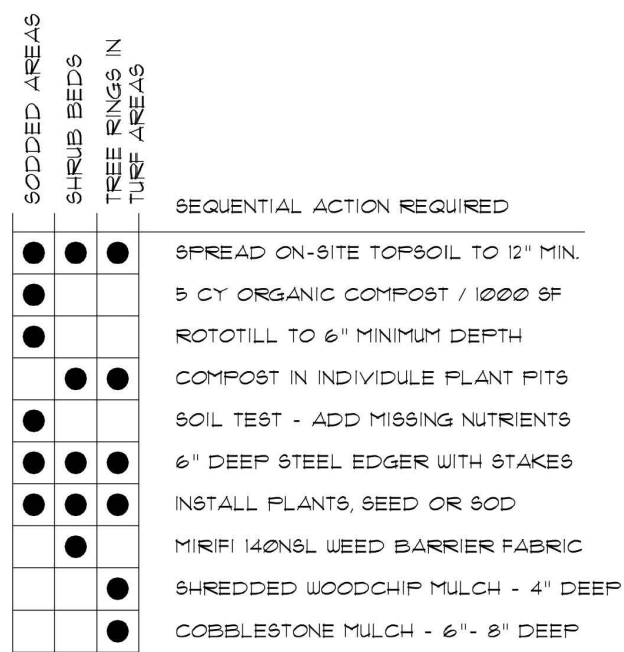
SCALE: N.T.S.



DO NOT CUT OR DAMAGE LEADER 12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE 1/2" DIA. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE #14 GALVANIZED WIRE, TWISTED DOUBLE STRAND. 6" STEEL T-POST (3 SPACED EQUALLY AROUND TREE) - DRIVE MIN. 24" INTO UNDISTURBED SOIL REMOVE AFTER ONE YEAR SET ROOT COLLAR 3" HIGHER THAN GRADE AT WHICH TREE GREW. APPLY SPECIFIED BARK MULCH 4" DEEP IN 48" DIA. CIRCLE AROUND TREE FINISHED GRADE FORM SAUCER AROUND EDGE OF TREE PIT SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES PRIOR TO BACKFILLING. SPECIFIED BACKFILL MIXTURE REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL REMOVE WIRE BASKET AND TWINE COMPLETELY. UNDISTURBED SUBGRADE

D EVERGREEN TREE PLANTING DETAIL

SCALE: N.T.S.



BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

RIGHT OF WAY REQUIREMENT CHART

LANDSCAPE REQUIREMENT CHART- R.O.W.

R.O.W.	TYPE	Unit of Measurement	AREA	CODE REQUIREMENT	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHURBS PROVIDED
Weld County Road 50/ Veterans Parkway	Arterial	SF	7433.27	1 Tree & 5 Shrubs/ 1,000 SF; 75% shade trees, 25% evergreen	7.00	*	37.00	*
High Plains Boulevard	Arterial	SF	18720.70	1 Tree & 5 Shrubs/ 1,000 SF; 75% shade trees, 25% evergreen	19.00	*	94.00	*
Larkspur Drive	Collector	LF	2242.60	1 Tree/ 50 LF & 1 Shrub/ 200 LF	45.00	*	11.00	*
Waterbirch Ave	Collector	LF	4575.17	1 Tree/ 50 LF & 1 Shrub/ 200 LF	92.00	*	23.00	*
Wild Rye Drive	Local	LF	675.02	1 Tree/ 40 LF or 1 Tree per Lot	17.00	*	N/A	*
June Grass Ave	Local	LF	3656.80	1 Tree/ 40 LF or 1 Tree per Lot	91.00	*	N/A	*
Dropseed Street	Local	LF	1697.34	1 Tree/ 40 LF or 1 Tree per Lot	42.00	*	N/A	*
Goldenrod Street	Local	LF	3683.09	1 Tree/ 40 LF or 1 Tree per Lot	92.00	*	N/A	*
Yellow Sundrop Drive	Local	LF	1442.95	1 Tree/ 40 LF or 1 Tree per Lot	36.00	*	N/A	*
Prairie Phlox Ave	Local	LF	1321.07	1 Tree/ 40 LF or 1 Tree per Lot	33.00	*	N/A	*
Blazing Star Drive	Local	LF	932.86	1 Tree/ 40 LF or 1 Tree per Lot	23.00	*	N/A	*
Prairie Coneflower Ave	Local	LF	1636.80	1 Tree/ 40 LF or 1 Tree per Lot	41.00	*	N/A	*
Blue Aster Drive	Local	LF	849.30	1 Tree/ 40 LF or 1 Tree per Lot	21.00	*	N/A	*
Switchgrass Ave	Local	LF	2386.66	1 Tree/ 40 LF or 1 Tree per Lot	60.00	*	N/A	*
Frost Weed Drive	Local	LF	755.90	1 Tree/ 40 LF or 1 Tree per Lot	19.00	*	N/A	*
Prairie Clover Circle	Local	LF	3039.22	1 Tree/ 40 LF or 1 Tree per Lot	76.00	*	N/A	*
River Rock Drive	Local	LF	282.10	1 Tree/ 40 LF or 1 Tree per Lot	7.00	*	N/A	*

* To be provided at Final Development Plan
All totals represent both sides of the street, typ.

OUTLOT REQUIREMENT CHART

LANDSCAPE REQUIREMENT CHART- OUTLOTS

OUTLOT	USE	AREA (Acres)	AREA (Square Footage)	CODE REQUIREMENT	TREES REQUIRED	TREE TOTAL AMOUNT WITH 15% ENHANCEMENT	TREES PROVIDED	SHRUBS REQUIRED	SHRUB TOTAL AMOUNT WITH 25% ENHANCEMENT	SHRUBS PROVIDED
A	Detention	2.335	101712.60	1 Tree & 5 Shrubs/ 100 LF	14.00	N/A	*	70.00	N/A	*
E	Park	0.466	20298.96	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	10.00	N/A	*	41.00	N/A	*
F	Open Space	0.586	25526.16	1 Tree & 5 Shrubs/ 4,500 SF	6.00	N/A	*	28.00	N/A	*
G	Open Space	0.686	29882.16	1 Tree & 5 Shrubs/ 4,500 SF	7.00	N/A	*	33.00	N/A	*
H	Arterial Buffer	0.204	8886.24	1 Tree & 5 Shrubs/ 2,000 SF	4.00	5.00	**	44.00	55.00	**
I	Open Space	0.487	21213.72	1 Tree & 5 Shrubs/ 4,500 SF	5.00	6.00	**	24.00	28.00	**
J	Park	0.525	22869.00	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	11.00	N/A	*	46.00	N/A	*
K	Open Space	0.422	18382.32	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	20.00	23.00	**
M	Open Space	0.234	10193.04	1 Tree & 5 Shrubs/ 4,500 SF	2.00	2.00	**	11.00	13.00	**
N	Open Space	0.375	16335.00	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	18.00	21.00	**
O	Open Space	0.031	1350.36	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	*	2.00	N/A	*
P	Arterial Buffer	1.067	46478.52	1 Tree & 5 Shrubs/ 2,000 SF	23.00	26.00	**	232.00	267.00	**
Q	Park	2.079	90561.24	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	45.00	N/A	*	181.00	N/A	*
R	Open Space	0.1	4356.00	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	*	5.00	N/A	*
S	Open Space	0.768	33454.08	1 Tree & 5 Shrubs/ 4,500 SF	7.00	N/A	*	37.00	N/A	*
T	Open Space	1.051	45781.56	1 Tree & 5 Shrubs/ 4,500 SF	10.00	N/A	*	51.00	N/A	*
U	Detention	5.465	238055.40	1 Tree & 5 Shrubs/ 100 LF	18.00	N/A	*	265.00	N/A	*
V	Park	0.902	39291.12	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	20.00	N/A	*	79.00	N/A	*
W	Open Space	0.126	5488.56	1 Tree & 5 Shrubs/ 4,500 SF	1.00	N/A	*	11.00	N/A	*
X	Open Space	0.591	25743.96	1 Tree & 5 Shrubs/ 4,500 SF	6.00	N/A	*	29.00	N/A	*
Y	Open Space	0.212	9234.72	1 Tree & 5 Shrubs/ 4,500 SF	2.00	N/A	*	10.00	N/A	*
Z	Open Space	0.682	29707.92	1 Tree & 5 Shrubs/ 4,500 SF	7.00	8.00	**	33.00	38.00	**
AA	Open Space	3.709	161564.04	1 Tree & 5 Shrubs/ 4,500 SF	36.00	41.00	**	180.00	207.00	**
BB	Park	1.414	61593.84	1 Tree/ 2,000 SF & 1 Shrub/ 500 SF	31.00	N/A	*	123.00	N/A	*
CC	Open Space	0.227	9888.12	1 Tree & 5 Shrubs/ 4,500 SF	2.00	N/A	*	20.00	N/A	*
DD	Open Space	0.95	41382.00	1 Tree & 5 Shrubs/ 4,500 SF	9.00	10.00	**	46.00	53.00	**
EE	Open Space	0.411	17903.16	1 Tree & 5 Shrubs/ 4,500 SF	4.00	5.00	**	20.00	23.00	**
FF	Open Space	0.327	14244.12	1 Tree & 5 Shrubs/ 4,500 SF	3.00	N/A	*	16.00	N/A	*
GG	Open Space	19.998	871112.88	1 Tree & 5 Shrubs/ 4,500 SF	194.00	223.00	**	968.00	1113.00	**

* Trees and shrubs provided to be determined at Final Development Plan
** Enhanced Landscape Area shall have an additional 25% shrubs and 15% additional trees provided.
All totals represent both sides of the street, typ.

DRYLAND PASTURE NATIVE SEED MIX

A mixture of hardy, cool season grasses, that are drought tolerant and adapt well to the Northern Great Intermountain regions. It provides a good, palatable spring forage and fair regrowth in the fall. This mix may produce a hay crop depending upon available moisture. Widely adapted to many soil types and elevations of 3,000 to 10,000 feet. Ideal for areas not receiving regular irrigation.



Grows 30-48 inches at full potential. Great forage and hay producer.

Seeding Rate:
New Seeding
Broadcast: 20-25 lbs/acre
Drilled: 15-20 lbs/acre

Overseeding
Broadcast: 10-15 lbs/acre
Drilled: 5-10 lbs/acre

Characteristics:

- Mix contains:**
20% **Tetraploid Perennial Rye**
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It is leafy and fine stemmed.
- 20% **Smooth Brome, Lincoln**
Sod Forming grass with germination in 10-14 days. Smooth brome is resistant to drought and extremes in temperature. Lincoln smooth brome is the most widely used of the cultivated brome grasses.
- 15% **Palute Orchardgrass**
Bunchgrass with germination in 14-21 days. One of the earliest species to exhibit growth in the spring, making tremendous forage potential during cool conditions. Performs well on different textured soils. Is a great forage and hay producer.
- 15% **Hycrest Crested Wheatgrass**
Bunchgrass with germination in 14-21 days. A hybrid cross between Standard and Desert wheatgrass, resulting in a plant with excellent seeding vigor that establishes quickly. It is taller and has higher forage yield potential than its parents.
- 15% **Pubescent Wheatgrass**
Cool season, sod-forming with germination in 21-28 days. Stays green into the summer months when soil moisture is adequate.
- 15% **Dahurian Wildrye**
Bunchgrass with germination in 7 – 21 days. Deep rooted allowing good drought tolerance. Regrows aggressively after cutting and grazing, providing excellent palatable forage.

Formulations & varieties are subject to change without notice!

4300 Monaco Street
Denver, CO 80216
P. (303) 320-7500 F. (303) 320-7516
877-907-3337
www.avseeds.com

LOW GROW NATIVE SEED MIX

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.



Characteristics:
Grows 8-12 inches tall
Requires little to no maintenance
Grows well in elevations up to 10,000 ft

Seeding Rate:
New Seeding
Dryland: 20-25 lbs/acre
Irrigated: 40 lbs/acre
Overseeding
Dryland: 10-15 lbs/acre
Irrigated: 20 lbs/acre

- Mix contains:**
30% **Ephraim Crested Wheatgrass**
Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% **Sheep Fescue**
Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
- 20% **Perennial Rye**
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% **Chewings Fescue**
Bunchgrass with germination in 7-21 days. Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
- 10% **Canada Bluegrass**
Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

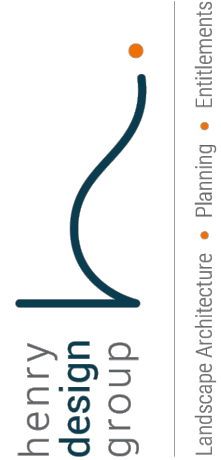
REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE

PRELIMINARY DEVELOPMENT PLAN

TOWN OF JOHNSTOWN, COLORADO

NOTE:
ALL ELEVATIONS ARE CONCEPTUAL
AND WILL BE FINALIZED PRIOR TO
APPROVAL OF THE FINAL
DEVELOPMENT PLAN.



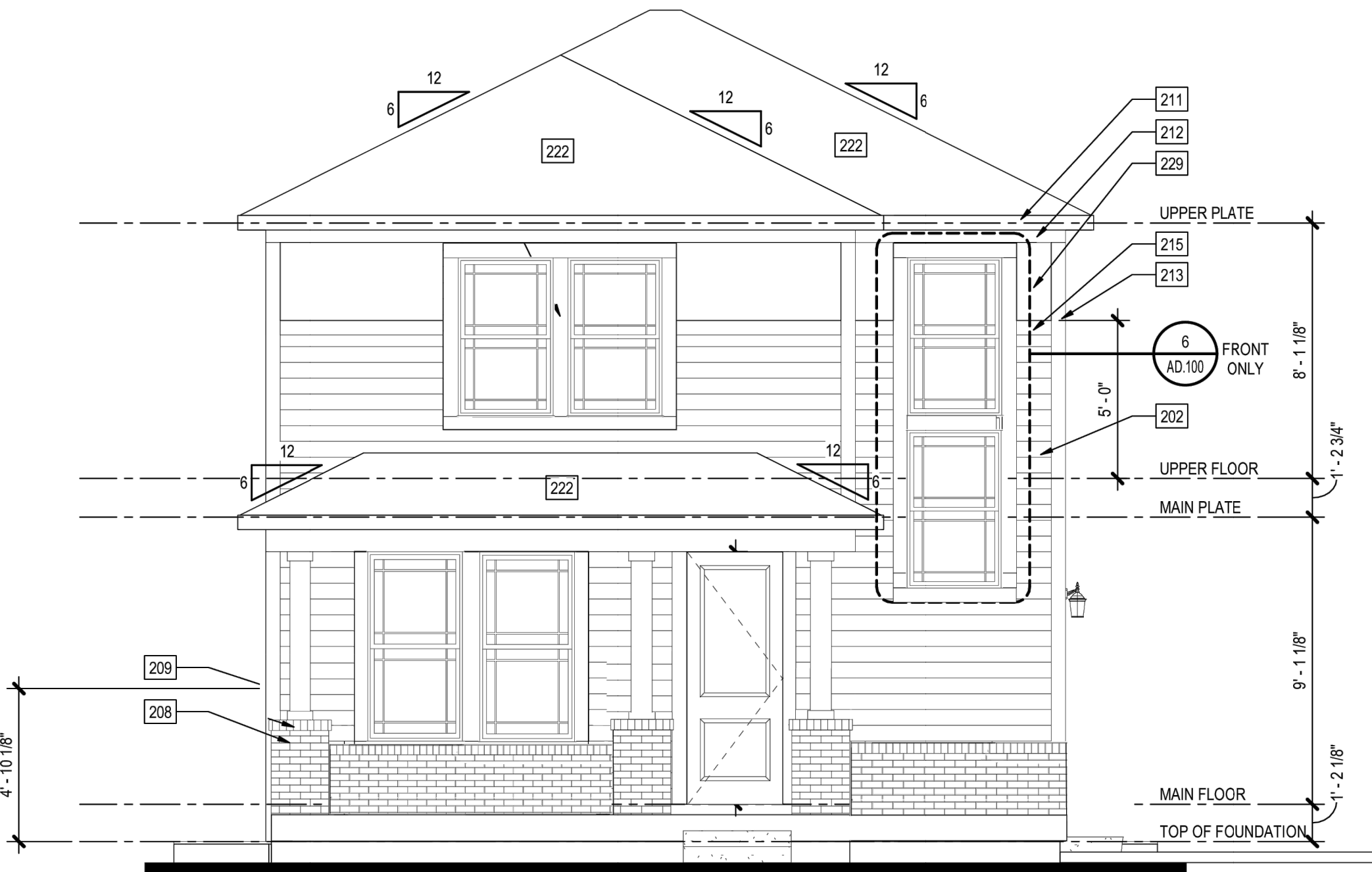
REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

BLUE SKY PRAIRIE
JOHNSTOWN, CO
PRELIMINARY DEVELOPMENT PLAN
ARCHITECTURE ELEVATIONS

DESIGNED BY: MK
DRAWN BY: AKH
CHECKED BY: KZH

SHEET

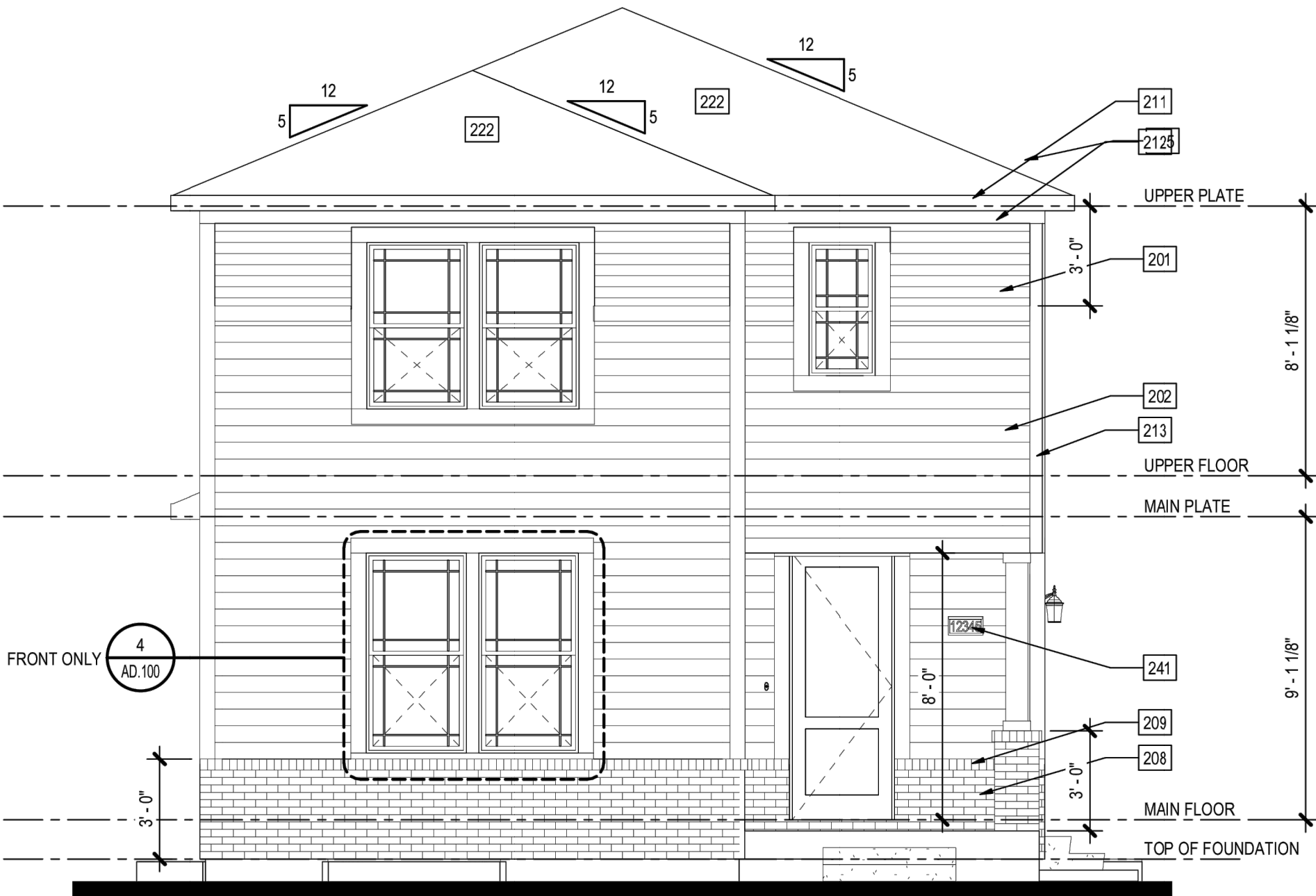
28 of 29



Front Elevation

SCALE: 1/4" = 1'-0"

Prairie - D

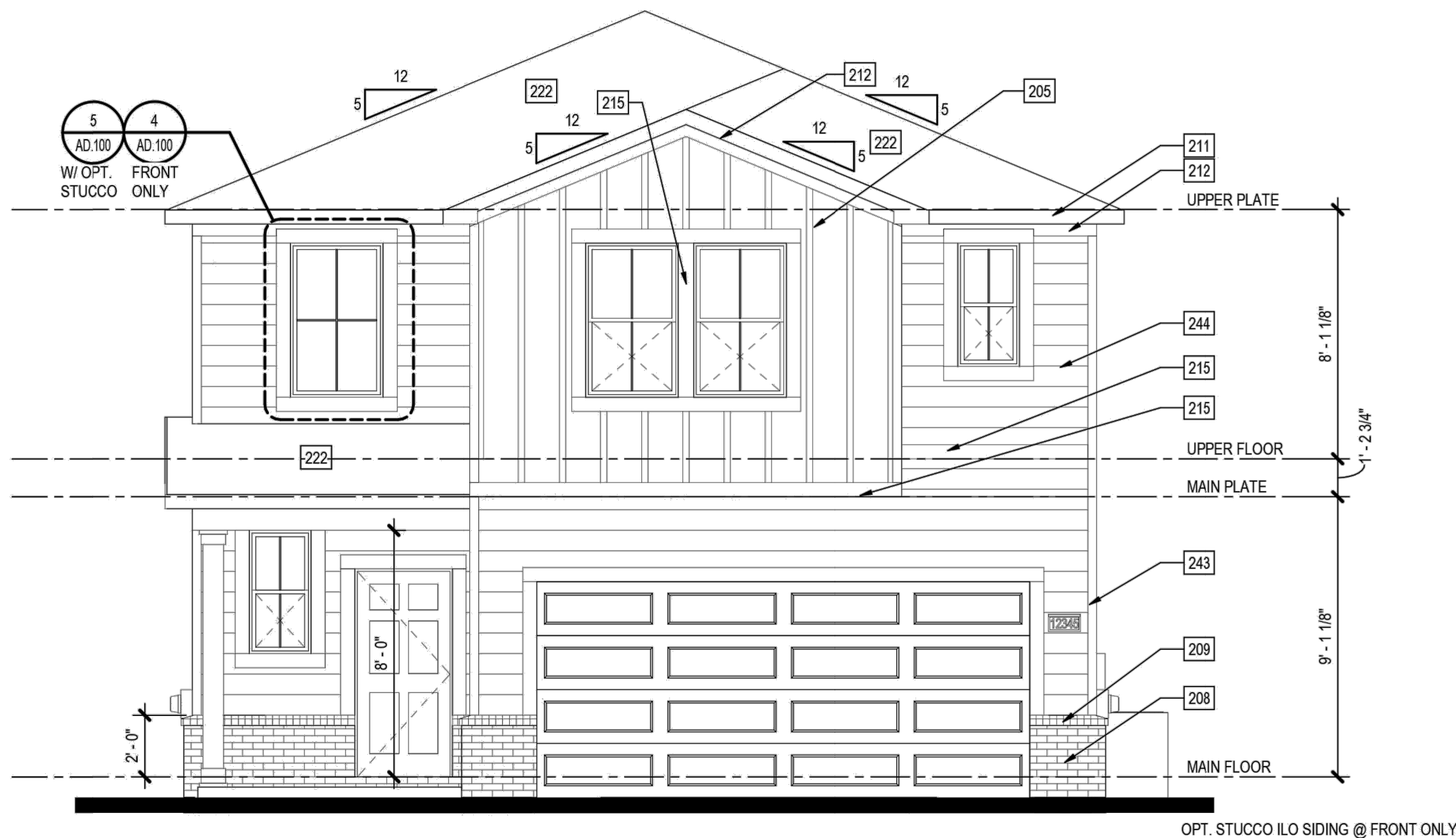


Front Elevation

SCALE: 1/4" = 1'-0"

Prairie - D

ALLEY LOADED SINGLE FAMILY HOME- TYPE 1



Front Elevation

SCALE: 1/4" = 1'-0"

Farmhouse

30' SINGLE FAMILY HOME- TYPE 1



Front Elevation

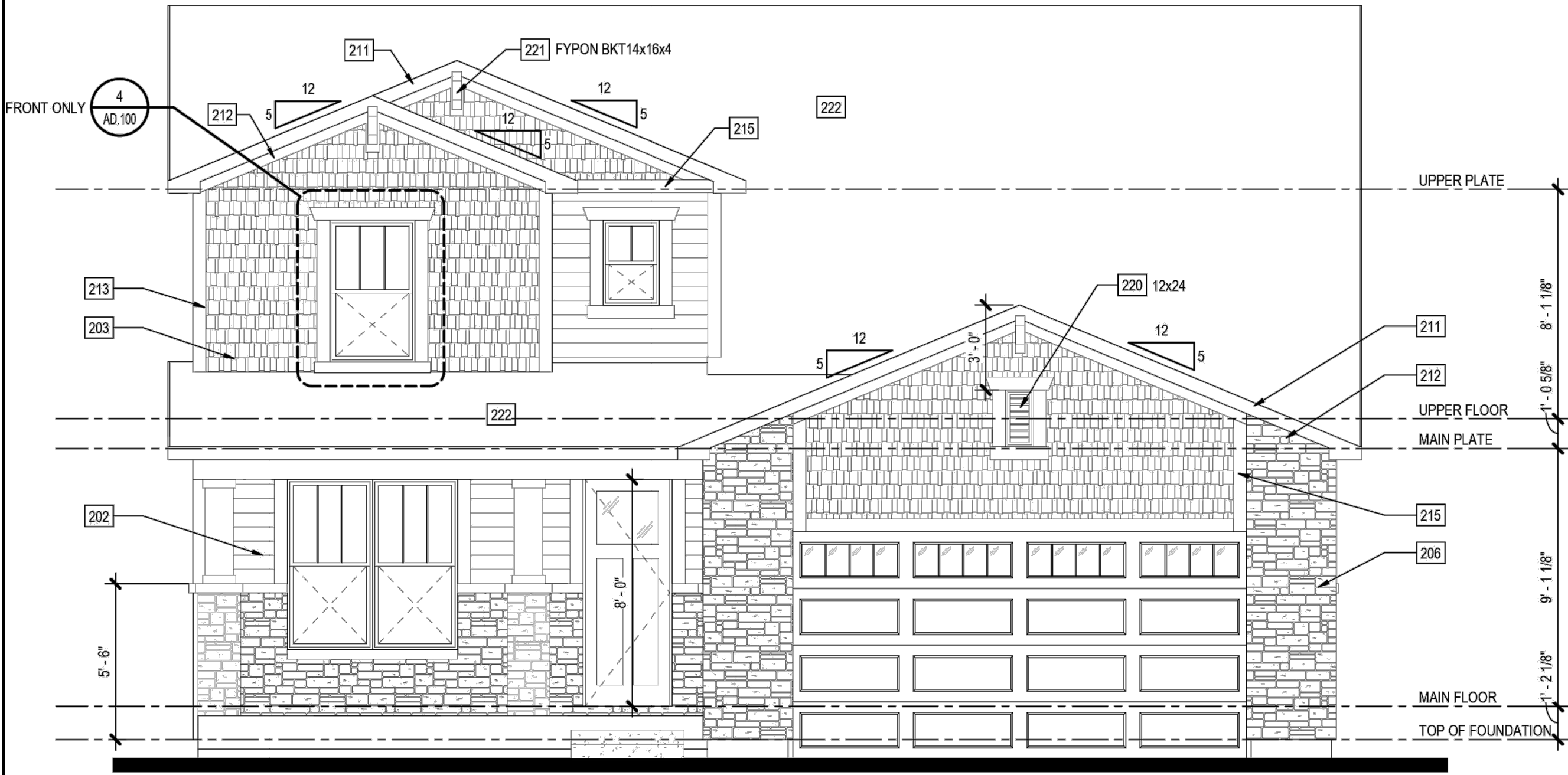
SCALE: 1/4" = 1'-0"

Traditional - B

30' SINGLE FAMILY HOME- TYPE 2

BLUE SKY PRAIRIE
PRELIMINARY DEVELOPMENT PLAN
TOWN OF JOHNSTOWN, COLORADO

NOTE:
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AND WILL BE FINALIZED PRIOR TO
APPROVAL OF THE FINAL
DEVELOPMENT PLAN.

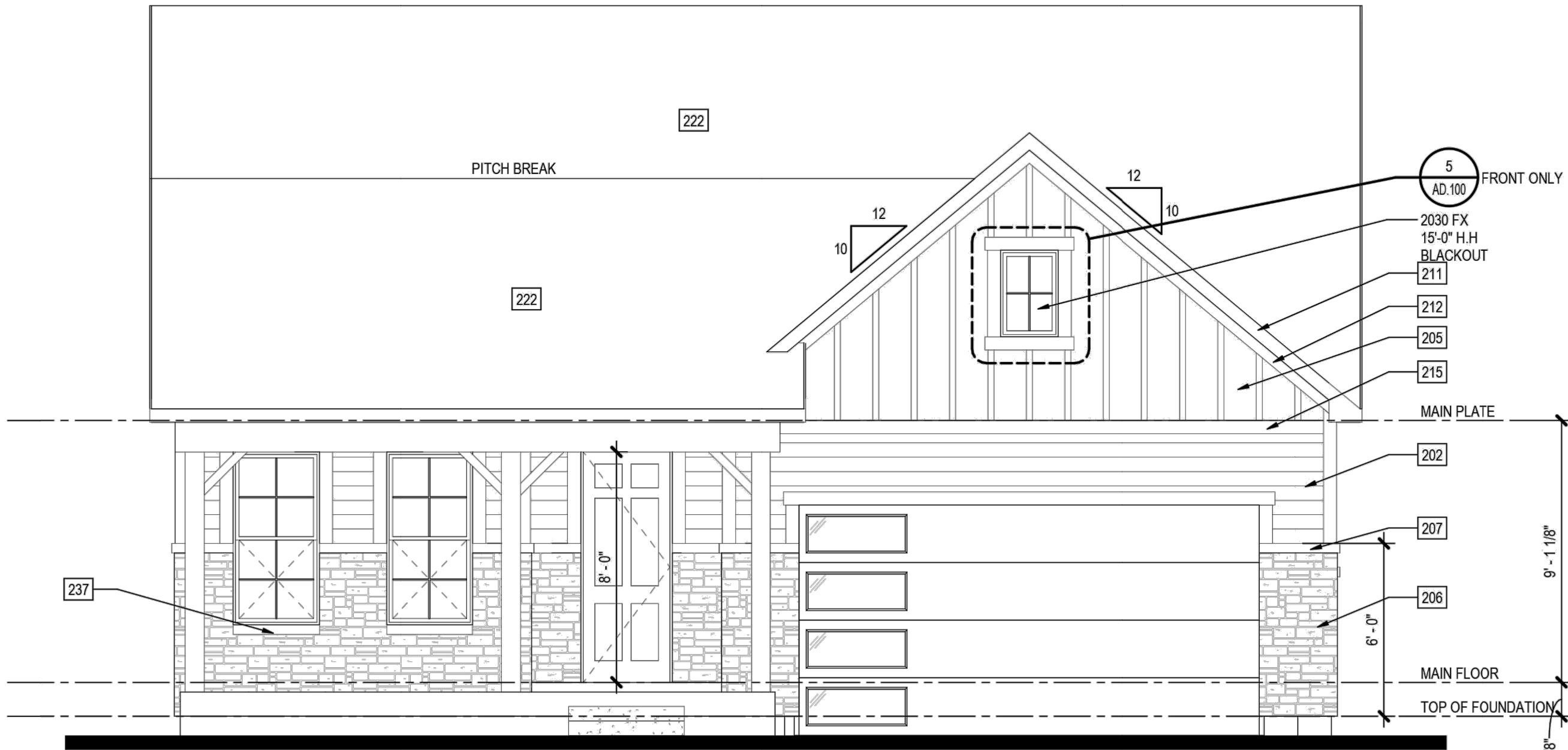


Front Elevation

SCALE: 1/4" = 1'-0"

Craftsman

40' SINGLE FAMILY HOME- TYPE 1



Front Elevation

SCALE: 1/4" = 1'-0"

Modern Farmhouse

40' SINGLE FAMILY HOME- TYPE 2

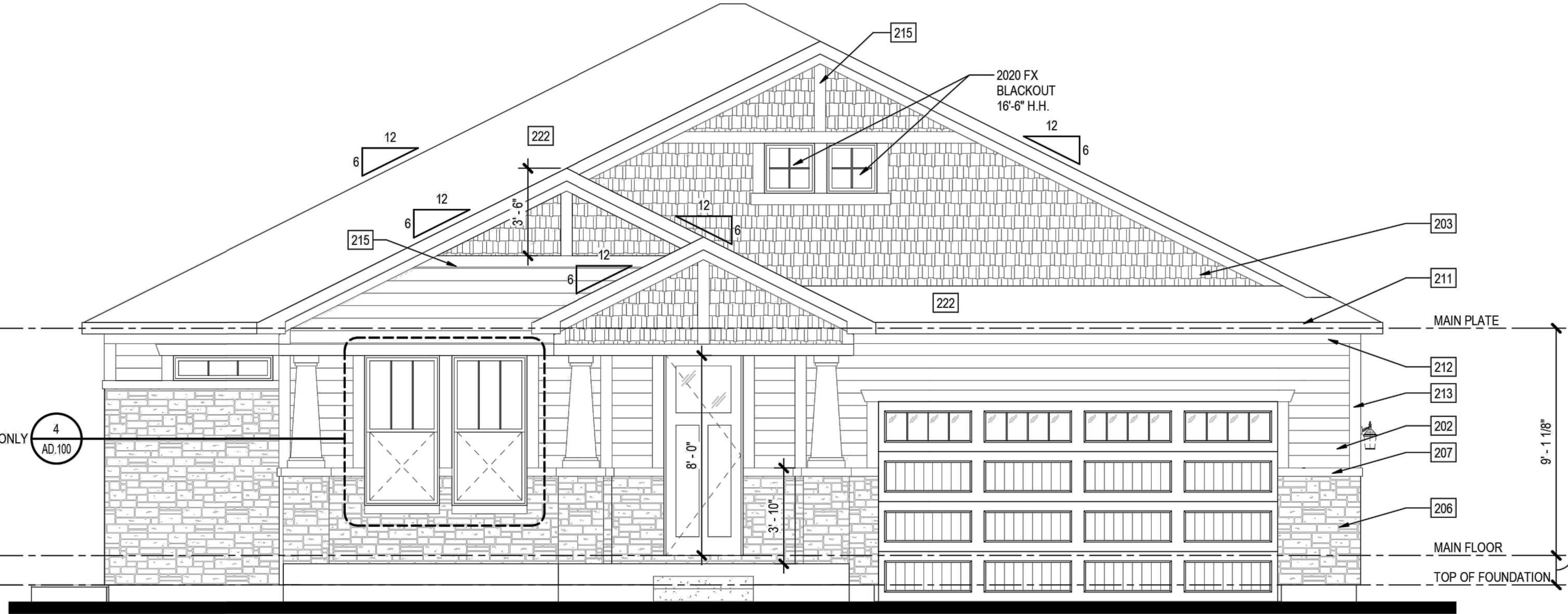


Front Elevation

SCALE: 1/4" = 1'-0"

Modern Farmhouse

50' SINGLE FAMILY HOME- TYPE 1



Front Elevation

SCALE: 1/4" = 1'-0"

Craftsman

50' SINGLE FAMILY HOME- TYPE 2

REVISION DESCRIPTION	DATE
1st PDP SUBMITTAL	2023-04-18
2nd PDP SUBMITTAL	2023-06-23
3rd PDP SUBMITTAL	2023-08-18

DESIGNED BY:	MK
DRAWN BY:	AKH
CHECKED BY:	KZH

BLUE SKY PRAIRIE

PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

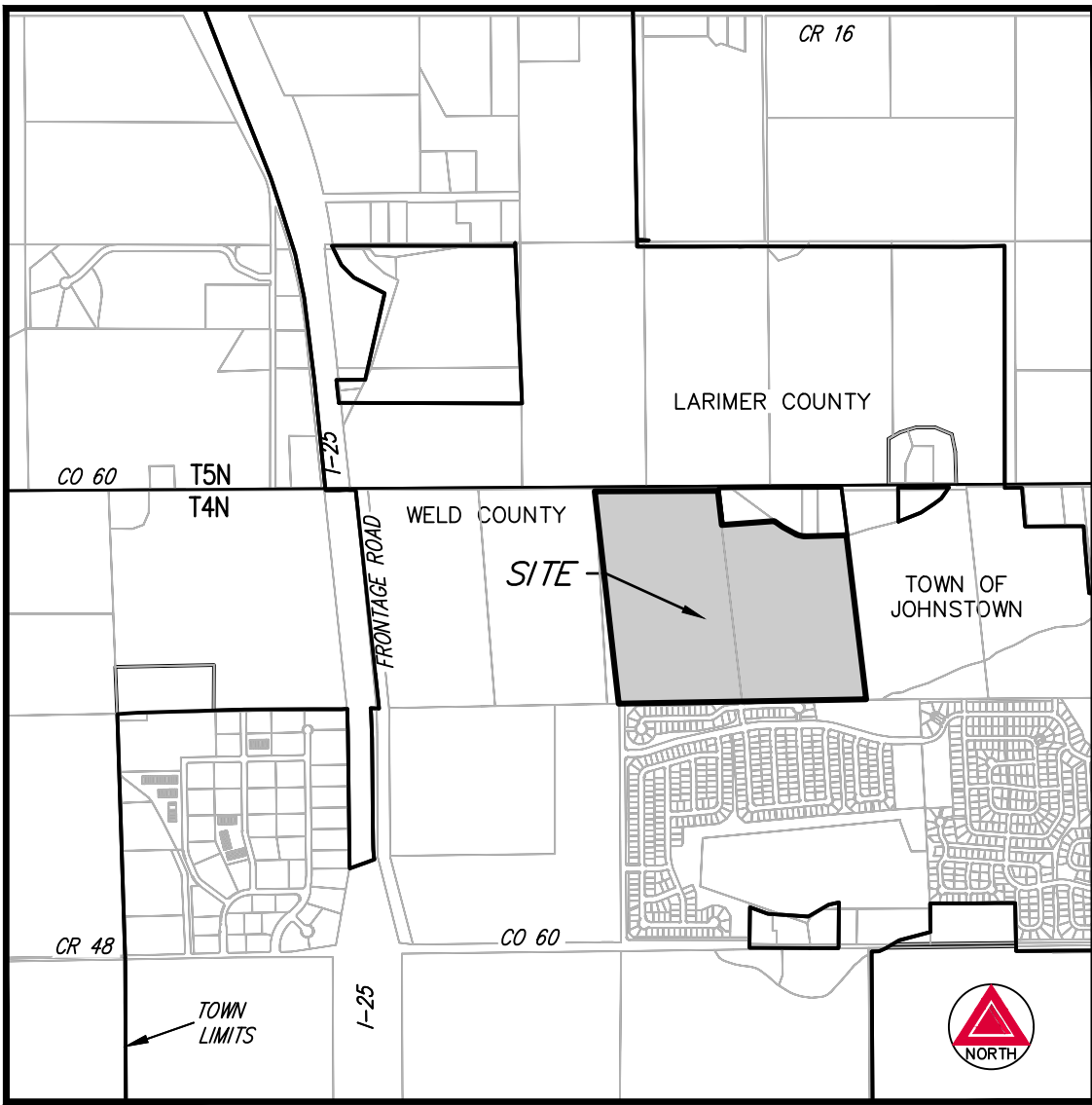
AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO

CONTAINING AN AREA OF 121.160 ACRES, (5,277,732 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF NORTH 89°47'55" EAST, A DISTANCE OF 2634.59 FEET.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08069C1405F, MAP REVISED DECEMBER 19, 2006.
- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH THE TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESS TO THE PROPERTY OWNER.



VICINITY MAP

SCALE 1" = 2,000'

OUTLOT SUMMARY CHART				
OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE
A	2.335	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	FUTURE OPEN SPACE/DETENTION
B	1.135	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
C	0.386	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
D	0.590	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	ACCESS/UTILITY
E	0.466	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
F	0.586	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
G	0.686	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
H	0.204	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
I	0.487	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
J	0.525	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
K	0.422	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
M	0.234	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
N	0.375	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
O	0.031	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
P	1.067	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
Q	2.079	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
R	0.100	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
S	0.768	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
T	1.051	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
U	5.465	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/TRAIL/DETENTION
V	0.902	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
W	0.126	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
X	0.591	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/DETENTION/SS
Y	0.212	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/TRAIL/SS
Z	0.682	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
AA	3.709	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
BB	1.414	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	PARK
CC	0.227	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
DD	0.950	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
EE	0.411	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE/DRAINAGE
FF	0.327	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
GG	19.998	HIGH PLAINS METRO DISTRICT #2	HIGH PLAINS METRO DISTRICT #2	OPEN SPACE/LANDSCAPE
TOTALS	48.541			

LAND SUMMARY CHART			
	SQ. FT.	ACRES	%
LOTS (413 TOTAL)	2,077,213	47.688	39.36
RIGHT-OF-WAY	1,086,041	24.931	20.58
OUTLOTS (32 TOTAL)	2,114,478	48.541	40.06
TOTALS	5,277,732	121.160	100.00

APPROVALS

PLANNING AND ZONING COMMISSION

THIS PLAT, TO BE KNOWN AS BLUE SKY PRAIRIE PRELIMINARY PLAT, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, ____.

BY: _____
CHAIR, PLANNING AND ZONING COMMISSION

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS BLUE SKY PRAIRIE PRELIMINARY PLAT, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN BY RESOLUTION 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 _____, ____.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

TOWN ENGINEER

APPROVED THIS _____ DAY OF _____, ____.

TOWN ENGINEER, TOWN OF JOHNSTOWN

OWNER/APPLICANT

HIGH PLAINS ESTATE JV, LLC
36 SOUTH 18TH AVENUE, SUITE D
BRIGHTON, CO 80601

ENGINEER

LJA ENGINEERING
12071 TEJON STREET, SUITE 470
WESTMINSTER, COLORADO 80234
CONTACT: TESS HOGAN, PE
TESS@INNOVATIVELANDINC.COM
(303)-421-4224

PLANNER

HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
KHENRY@HENRYDESIGNGROUP.COM
(303)-446-2368

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122
CONTACT: JIM LYNCH
JLYNCH@AZTECCONSULTANTS.COM
(303)-713-1897

LAST REVISED: 8/15/2023

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER COLA, LLC/VIEW HOMES, INC. 3033 E. 1ST AVENUE, SUITE 815 DENVER, CO 80206	DATE OF PREPARATION:	03-31-2023
		SCALE:	N/A
		SHEET 1 OF 3	

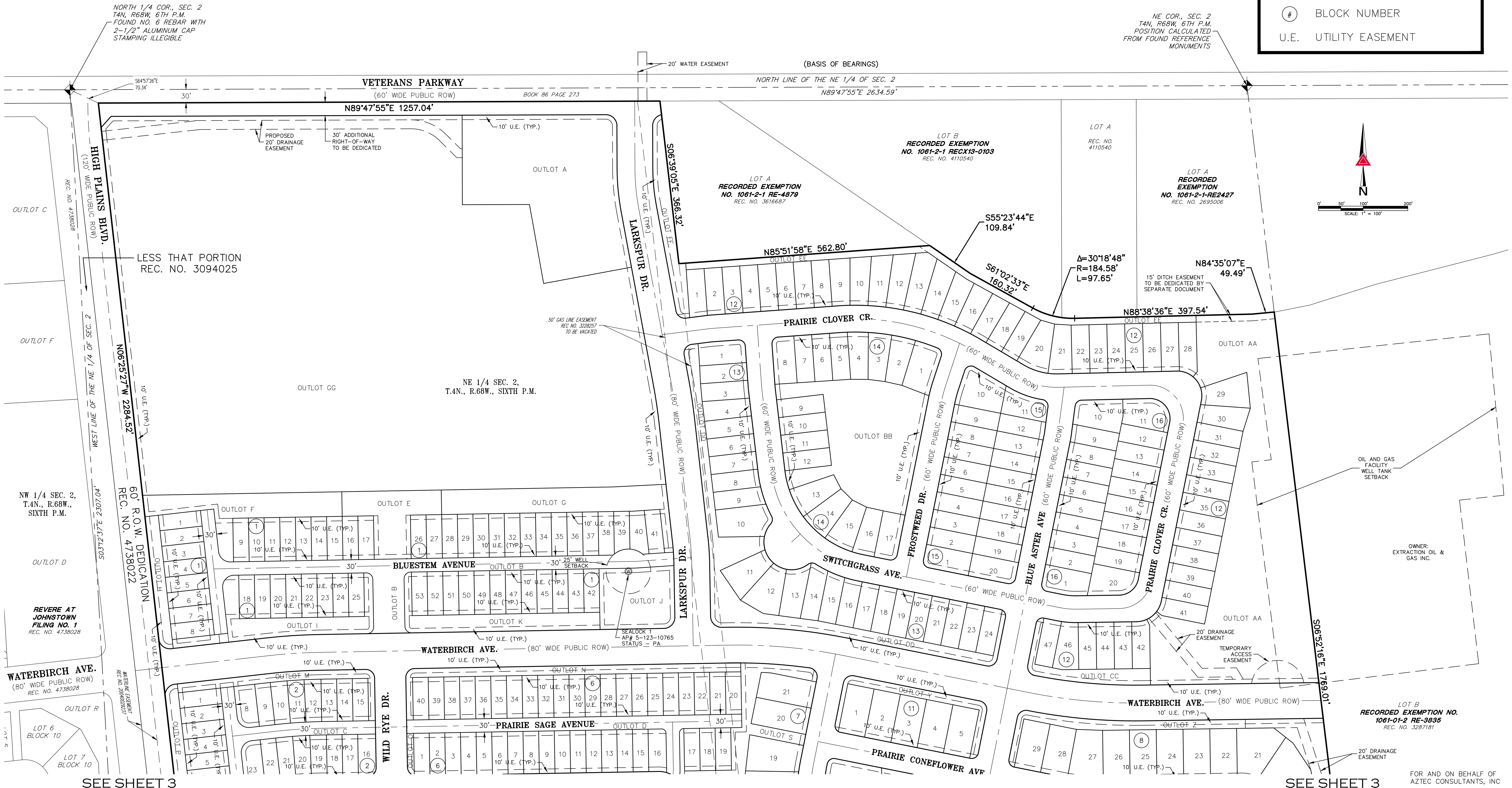
BLUE SKY PRAIRIE

PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- ROW RIGHT-OF-WAY
- # BLOCK NUMBER
- U.E. UTILITY EASEMENT



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 164021-01

Drawn By: BAM

DEVELOPER
COLA, LLC/VIEW HOMES, INC.
3033 E. 1ST AVENUE, SUITE 815
DENVER, CO 80206

DATE OF PREPARATION:	03-31-2023
SCALE:	1" = 100'
SHEET 2 OF 3	

BLUE SKY PRAIRIE

PRELIMINARY PLAT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 2

SEE SHEET 2



HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO
COVER SHEET

LEGAL DESCRIPTION

LOT B RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO

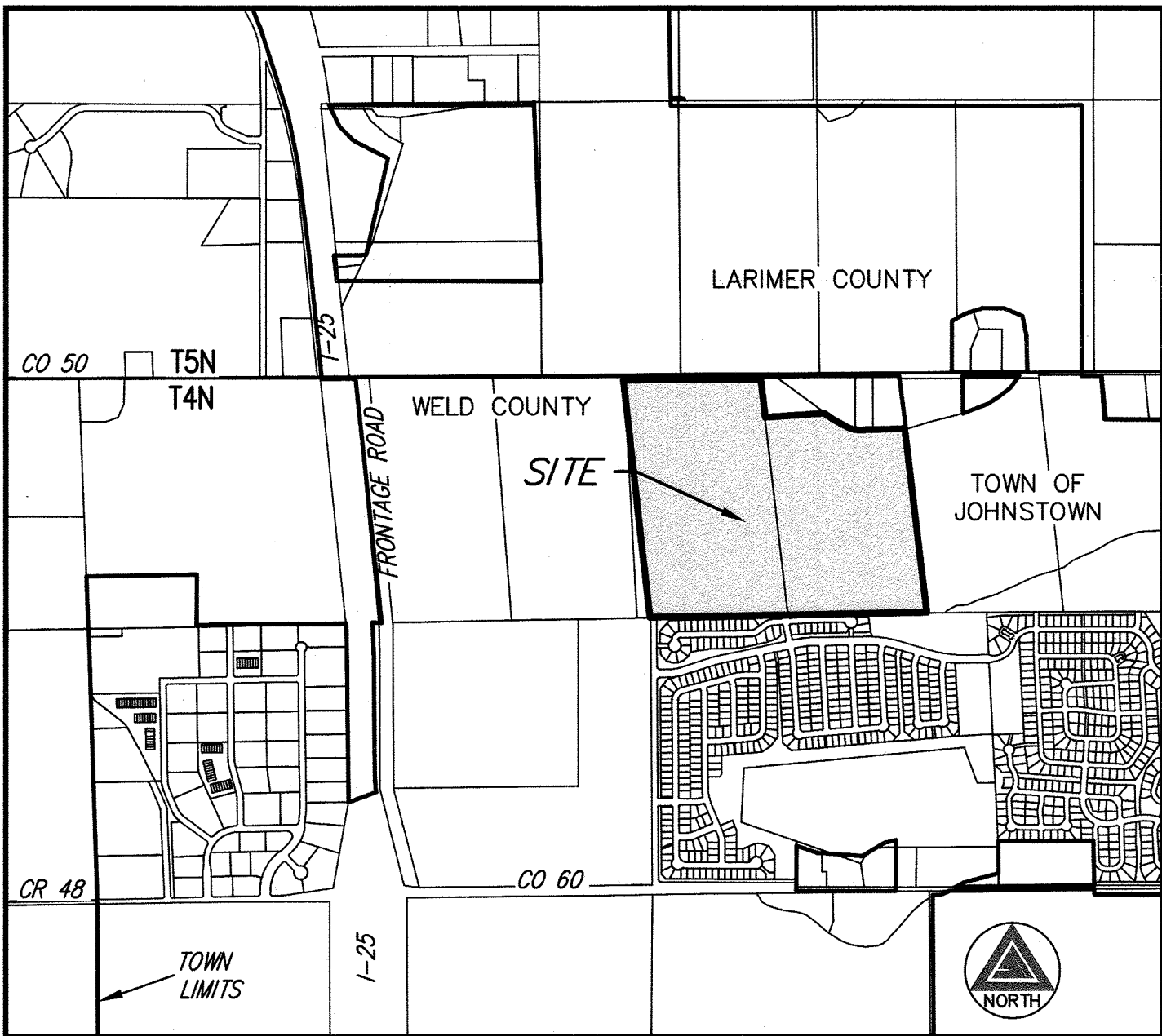
TOTAL ACREAGE: 121.160

GENERAL NOTES

- ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
- LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS. FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE SHALL NOT EXCEED THE MAXIMUM DENSITY INDICATED WITHIN THE PLANNING AREA. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF SUBDIVISION PLATTING.
- GROSS DENSITY SHALL NOT EXCEED 5 DU/AC.
- AREAS OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREAS AND STREETS MAY VARY FROM THAT SHOWN.
- WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN 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 DETERMINATION OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTNING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF 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 APPROVAL BY TOWN COUNCIL PRIOR TO IMPLEMENTATION.
- NOISE STUDY: THE APPLICANT WILL CONDUCT A NOISE STUDY FOR THE OIL AND GAS FACILITY AT THE TIME OF FUTURE DEVELOPMENT PLANS THAT INCLUDE THE EASTERN PORTION OF THE HIGH PLAINS ESTATES PUD.

SHEET INDEX

- | | |
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| 1 | COVER |
| 2 | EXISTING SITE CONDITIONS |
| 3 | ODP ZONING PLAN |
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| 11 | ODP ILLUSTRATIVE CONCEPT PLAN |



VICINITY MAP

DEVELOPMENT PHASING

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION, SITE ACCESS 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 OUTLINE DEVELOPMENT PLAN (ODP) SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE ODP, 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.

APPROVALS

OWNERSHIP CERTIFICATION

HIGH PLAINS ESTATE JV, LLC
a Delaware limited liability company

By: View Homes Incorporated, a Texas corporation
Its Administrative Member

By: *Randy O'Leary*
Randy O'Leary, Chief Executive Officer

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 25 day of April, 2023, by Randy O'Leary, as Chief Executive Officer of View Homes Incorporated, a Texas corporation, as the Administrative Member of High Plains Estate JV, LLC, a Delaware limited liability company.

Witness my hand and official seal
My commission expires: 10-17-2026

Sandra Hazelton
Notary Public

Sandra Hazelton
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 30234940127
MY COMMISSION EXPIRES 10/17/2026

ATTORNEY CERTIFICATION

I, JANE B. FREDMAN, ATTORNEY AT LAW, DULY QUALIFIED, INSURED OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED THEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY HIGH PLAINS ESTATE JV, LLC AT THE TIME OF THIS APPLICATION.

JANE B. FREDMAN
Jane B. Fredman

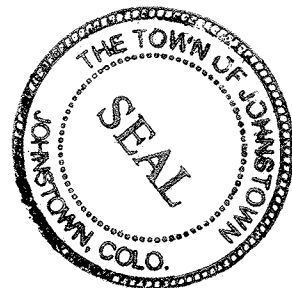
REGISTRATION NUMBER 16903

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS High Plains Estates IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2023-241 PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 25 DAY OF February, 2023.

BY: *Randy O'Leary*
MAYOR

ATTEST: *Heather Hieson*
TOWN CLERK



DEVELOPER

TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

ENGINEER

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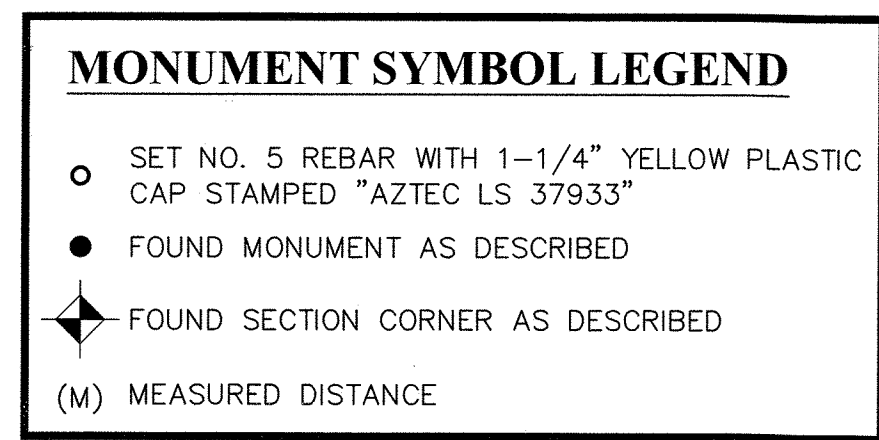
HIGH PLAINS ESTATES
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
COVER

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: KZH

SHEET
1 OF 11

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO
ODP ZONING PLAN

1. Statement of Intent

A. **Outline Development Plan Amendment**
High Plains Estates Outline Development Plan is the 1st Amendment to the Klein 125 Annexation Outline Development Plan. The overall project concept remains the same as originally intended.

B. **Neighborhood Concept**
The High Plains Estate Residential PUD Outline Development Plan is proposed as a 124.3-acre residential neighborhood. This PUD Document describes the permitted land uses, development intent and development standards for the property to establish and enhance the envisioned community character of an interconnected community. The permitted uses, road network and pedestrian corridors will allow residents to live and recreate in an interconnected community. High Plains Estates will encompass a wide variety of residential housing types attractive to a variety of households. Housing may include single family detached homes, small lot single family homes, paired homes, single family attached or townhomes, cluster homes on auto courts and green courts. The intent is to provide a range of homes of various sizes and price points for a wide demographic. The housing types will be attractive to young professionals, first-time home buyers and young families through all stages of life with the opportunity to move into larger homes within the same community. The community will be cohesively planned, with consistent streetscapes, unified architecture, and pedestrian connectivity between community gathering features.

Features of the PUD include:

1. An interconnected public street system that are bicycle and pedestrian friendly. Collector and arterial streets will be tree lined with detached sidewalks. Trails are provided in open space areas that connect to public and private park amenities within each sub-neighborhood.
2. Homes facing the public streets and green courts will have interesting elevations that are engaging to the passerby thereby enhancing the pedestrian experience.
3. Common open space and parks provide areas for passive and active recreational opportunities.
4. Covenants, conditions, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.

C. **General Community Framework**

Four Planning Areas are proposed in a four-square configuration with the east-west collector street and abandoned north-south gas line defining the boundaries of the four quadrants. Each planning area is unique based on the adjacent land uses and road network. The four Planning Areas will be unified into a cohesive neighborhood through internal connecting trail systems, parks and road network. A mix of residential types and lot sizes differentiate the four planning areas.

D. **Site Design Details**

Various design details shall provide a distinguishing character and theme to the neighborhood. These include distinctive fencing, thematic street furnishings, play equipment, entry features, street names, and landscaping. Each sub-neighborhood will reinforce the overall theme of High Plains Estates.

E. **Covenants**

Architectural design covenants shall provide a standard of quality throughout the neighborhood. High Plains Estates guidelines will complement the Town of Johnstown's design guidelines and will address the attractive placement of fencing, architectural variety and harmony, landscape requirements within private lots, and the prohibition of uses and construction that would undermine neighborhood quality and livability.

The community association or metro district will be responsible for covenant enforcement and for the maintenance of common areas and elements.

F. **Neighborhood Compatibility**

Compatibility with adjoining neighborhoods will be achieved through either similar residential types and appropriate buffering achieved by landscaping, fencing, and setback or a combination of the above.

2. General Notes

A. **Introduction**

The purpose of this section is to state general provisions and clarify standards and requirements for development within High Plains Estates.

B. **Conflicts**

The provisions of this ODP shall prevail and govern the development of the High Plains Estates PUD provided; however, where the provisions of this ODP do not clearly address a specific subject, the provisions of the Town of Johnstown Municipal Code as amended for the similar underlying Zone District shall apply.

C. **Zoning**

The proposed zoning for the property is PUD-R, Planned Unit Development Residential. The intent is to allow for medium density residential which will enable the development to provide of a variety of single family detached, single family attached homes, and cluster homes lot types.

D. **Density Ranges**

Residential density ranges are specified in each Planning Area. The permitted number of dwelling units and density shall be further specified at the time of Preliminary Plat and Preliminary Development Plan and Final Development Plan and Final Plat, if there were changes between preliminary

design and final design due to engineering findings. There is no minimum density required in the Planning Areas.

E. **Residential Density Transfer**

Transfer of residential dwelling units from Planning Area to Planning Area (Maximum transfer of dwelling units may not exceed 30% of the receiving Planning Area cap density) is permitted. Transfer of units shall be tracked by the developer and a summary shall be provided at time of Final Plat for the Planning Area donating and the Planning Area receiving the transferred units.

Once a Planning Area is fully platted through the Final Plat process any remaining dwelling units as designated on the High Plains Estates ODP, shall remain available for transfer to another Planning Area per the 30% maximum provision as stated above. In no case shall the maximum density of the PUD exceed the total permitted units as specified on the ODP of 725 dwelling units.

F. **Planning Area Boundaries**

Planning Area acreages and boundaries are conceptual and subject to change with detailed planning and engineering. Planning Area acreages and boundaries may change up to 30%. Such changes will result in corresponding changes to the maximum number of dwelling units for the affected Planning Area(s). Such changes may also result in changes to all street classifications as shown in this ODP document.

NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

LAND USE SUMMARY

PLANNING AREA	ACREAGE	DENSITY RANGE	MAXIMUM DWELLING UNITS	% OF TOTAL
1	33.6	3 - 12 DU/AC	328	27%
2	28.1	3 - 5 DU/AC	131	23%
3	28.3	3 - 5 DU/AC	94	23%
4	30.2	3 - 7 DU/AC	172	24%
Veterans PKWY	0.9	N/A	N/A	1%
Total	121.1	N/A	725	100%

*NOTE: DENSITY TRANSFERS ARE PERMITTED AS PROVIDED IN NOTE 2E ON SHEET 3 OF 11 OF THIS ODP.



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HIGH PLAINS ESTATES
JOHNSTOWN, CO

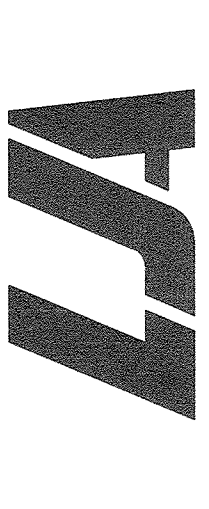
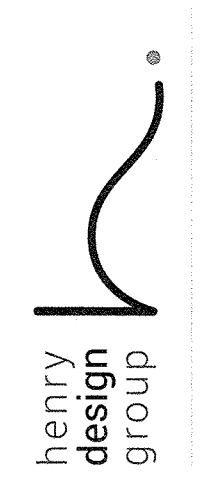
OUTLINE DEVELOPMENT PLAN
ODP ZONING PLAN

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: KZH

SHEET
3 OF 11

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Cathy Koppes, Clerk and Recorder, Weld County, CO

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN
AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
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COUNTY OF WELD, STATE OF COLORADO
PARK, TRAILS, AND OPEN SPACE PLAN



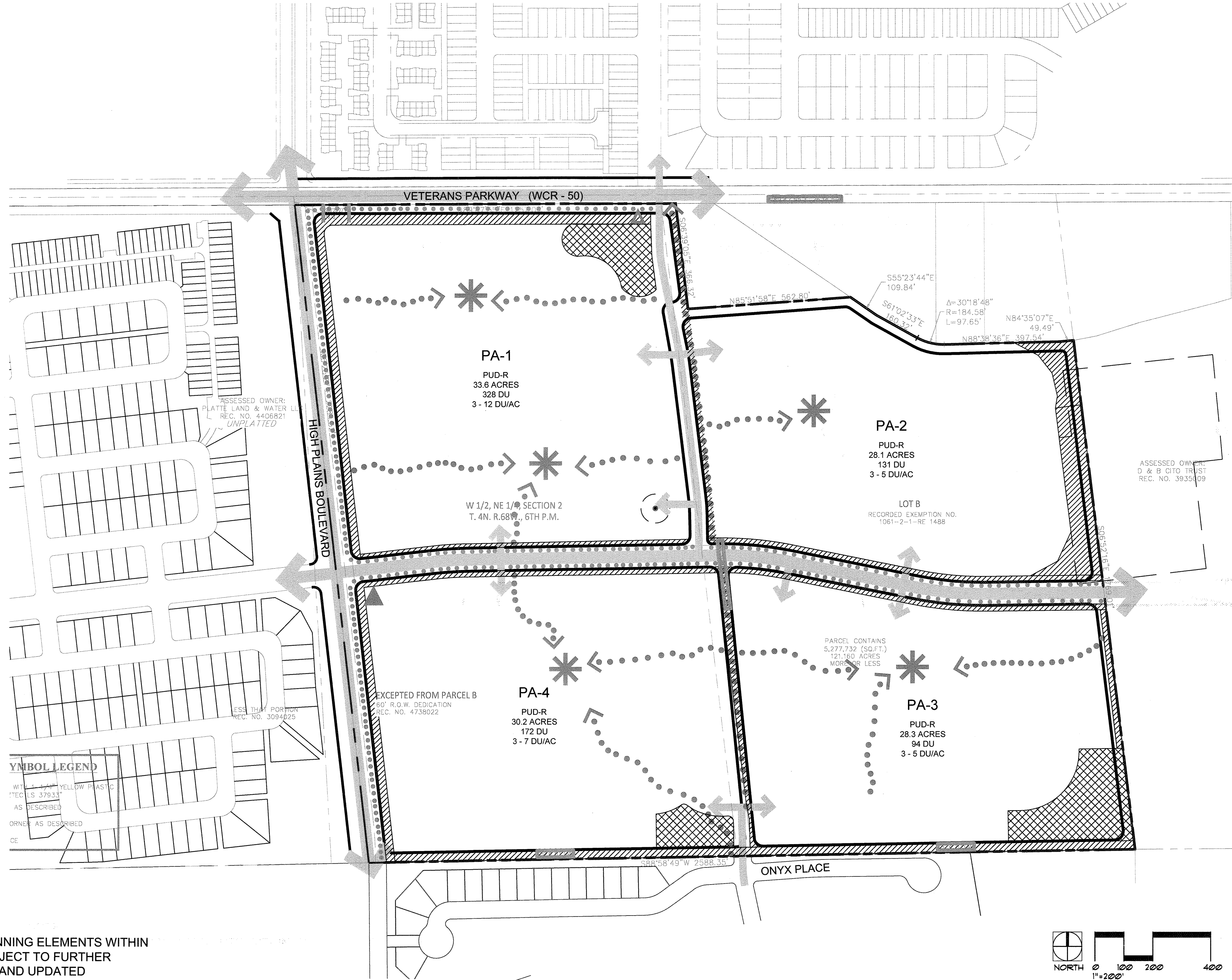
OPEN AREA, PARKS, AND PEDESTRIAN CONNECTIVITY

OPEN AREA

1. FOR THE PURPOSES OF THIS PUD, OPEN AREA SHALL BE PROVIDED AS REQUIRED BY THE TOWN OF JOHNSTOWN CODE AT TIME OF PLATTING
2. PARK/AMENITY LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF TIME PRELIMINARY AND FINAL PLATS AND PRELIMINARY AND FINAL DEVELOPMENT PLANS.

PEDESTRIAN CONNECTIVITY

1. DETACHED SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS.
2. TRAIL LINKAGES WILL ALSO BE PROVIDED WITHIN PORTIONS OF THE INTERNAL OPEN SPACE/PARK AREAS OF HIGH PLAINS ESTATES WITH A 6 OR 8-FOOT-WIDE PAVED TRAIL DEPENDING ON LOCATION. THE FOCUS OF THESE TRAIL CONNECTIONS WILL BE TO CONNECT MEANDERING WALKS ADJACENT TO ARTERIAL AND COLLECTOR STREETS TO THE SIDEWALK LINKAGES ALONG THE RESIDENTIAL AREAS AND INTO THE PARKS/OPEN SPACE AREAS. FINAL TRAIL LOCATIONS WILL BE DETERMINED AT TIME OF FINAL DEVELOPMENT PLAN AND FINAL PLAT.



LEGEND

- 6' - 8' PEDESTRIAN TRAIL
- DETACHED SIDEWALK
- PUBLIC OR PRIVATE PARK / AMENITY
- PRIMARY MONUMENT
- SECONDARY MONUMENT
- LANDSCAPE BUFFER / OPEN SPACE
- DETENTION

NOTE:
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REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PARKS, TRAILS, AND OPEN SPACE PLAN

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: KZH

SHEET
4 OF 11

REVISION DESCRIPTION	DATE
2ND ODP SUBMITTAL	10-20-2022
3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

HIGH PLAINS ESTATES OUTLINE DEVELOPMENT PLAN

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

ODP DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

DEVELOPMENT STANDARDS NOTES

A. Permitted Land Uses

Overall, residential neighborhood at a medium density is proposed for a range of 3 to 12 dwelling units per acre (DU/Ac) depending on the Planning Area. Land uses permitted within the High Plains PUD-R district include:

1. Traditional Single family detached homes; front and rear loaded homes.
2. Single family attached homes from 2 (paired home) to 6 attached units.
3. Cluster homes.
4. Green court homes.
5. Auto court homes.
6. Carriage homes.
7. Detached garages.
8. Accessory Dwelling Unit (ADU).

B. Definitions

1. *Single Family Detached Residential* is defined as a detached (freestanding and surrounded on all sides by open areas or yards) dwelling designed exclusively for occupancy by one family. Single family detached residential may be located on a fee simple lot or may be individual homes on a common lot.
2. *Single Family Attached/Townhome Residential* is defined as a dwelling containing two (2) to six (6) attached dwelling units, where each home is located side-by-side and totally separated from each other by an unpierced wall extending from ground to roof designed exclusively for occupancy by two or more families living independently of each other. Single family attached is typically on a common lot, whereas a townhome sits on an individually owned lot for each dwelling. The different dwelling units are arranged on a side-by-side, rather than a stacked, configuration.
3. *Paired Home* is defined as two attached units sharing a common wall with separate entries and separate lots for each unit.
4. *Auto Court Home* is defined as an arrangement of single family attached or townhomes, single-family detached homes or paired homes sharing a common private access drive. Auto courts include relatively small areas of outdoor private space. The maximum length of a dead-end auto court shall be 150 feet or as permitted by fire code. An auto court private access drive shall gain access from an adjacent public street. Garages and driveways shall take access from the shared private access drive.
5. *Green Court* is defined as a form of development in which three or more single family attached, single family detached, or paired homes are arranged in a side by side lotting configuration and where the front door does not face a public or private street but instead faces a green court open space which acts as a communal front yard, is connected to a public street or private drive, and the development is oriented to direct pedestrian connectivity through the green courts rather than the street/alleys.
6. *Cluster Home* is any residential grouping of at least two (2) homes which access off a common/shared drive or alley. Cluster homes can be on individual lots or a common lot for all homes.
7. *Accessory Dwelling Unit (ADU)* is defined as a secondary dwelling unit located on the same lot as the primary dwelling unit and which functions as a fully capable dwelling unit with its own living, sleeping, cooking, and bathing facilities. The ADU typically has separate access and may be referred to as a "backyard cottage" or "mother-in-law unit" and counts toward the maximum density in the Planning Area. An ADU may be located above a detached garage.
8. *Carriage Unit* is defined as a single family dwelling located above a garage with separate access to the unit.

C. Development Standards Notes

1. Any housing type of a lower density may be developed within a higher density Planning Area as long as it follows the standards of the proposed use type.
2. Alley loaded single family residential may front on a collector or arterial street provided a buffer of 30-feet is provided.

DESIGN GUIDELINES

1. **Applicability**
These guidelines are intended for use by builders, developers, residents, planners, architects, and engineers for the design and construction of High Plains Estates. These guidelines shall work in concert with the Town of Johnstown codes and guiding documents.

2. Architecture

The intent of the architecture within High Plains Estates is to provide homes, including single family detached homes, single family attached homes, and cluster homes of various architectural designs, colors, and articulation which are complementary to one another but not monotonous. The homes shall relate to the street and create diversity and variety along the streetscape. It is encouraged that the homes have a variety of private outdoor living spaces which may include patios, front porches, or balconies. The elevations shall reflect traditional Colorado styles and neighborhoods, while also allowing complimentary modern designs.

3. Community Design Elements

Community design elements will contribute to making High Plains Estates a quality community. These elements will include internal park amenity areas, connecting open space corridors, landscaped entry features and monumentation, appropriate lighting, pedestrian and bicycle circulation paths, street trees in the front yards of each home, uniform perimeter fencing, and other appropriate design features. The primary entry statement will be at the access point into the neighborhood from High Plains Boulevard and the secondary entry statement will be at Veterans Parkway. These areas will include an entry monument sign with landscaping to provide a pleasing presentation from the street and to announce arrival to the neighborhood. Tertiary monuments with a similar theme of the primary monuments are permitted at the entry to each sub-neighborhood.

4. Buffering

The relationship to the perimeter arterial streets as well as the collector streets will be very important to establish the arrival sequencing of the neighborhood. Therefore, the rear lot lines that abut these major exterior street frontages will be setback from the street right-of-way to provide additional landscape area and visual buffer, and to allow the adjacent sidewalk to meander slightly. This is intended to create an attractive exterior streetscape for this community.

5. Streetscapes

- A. High Plains Estates entries will contain both signage and landscaping that tie into the overall development streetscape design. The land use plan illustrates the major and secondary entries into the site.
- B. In order to create an appropriate landscape along Veterans Parkway and High Plains Boulevard, large masses of trees and shrubs are required. Landscaping in 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. Trees, shrubs, ground covers, native grass, turf, and perennials are permitted to be planted within the public ROW and adjacent landscape buffers.
- C. Walks will be detached and meander within the ROW and outside of the ROW into the landscape buffer if desired.
- D. Medians will be planted in a similar fashion to the ROW landscaping or will be constructed of colored & stamped concrete.
- E. Collector & arterial streets planting will be treated in a similar fashion in order to create a unified and significant streetscape image.
- F. The streetscape design shall emphasize xeriscape principles and a unique look that sets High Plains Estates apart.
- G. Arterial street landscape buffer: A 30' minimum landscape buffer shall be provided along Veterans Parkway and High Plains Boulevard.
- H. Collector street landscape buffer: A 20' average landscape buffer shall be provided along the collector streets.
- I. Sight distance lines: No planting over 30" in height shall occur within a sight distance lines. Refer to AASHTO requirements Regarding sight distance triangles.

6. Fencing

The fencing program for High Plains Estates will be consistent with a unified design theme throughout the neighborhood. All fencing will be determined at the time of Preliminary and Final Development Plan.

7. Signage

The intent of the signage within High Plains Estates is to create a unified sign program including primary monument signs, secondary, and tertiary signs announcing arrival into the overall community and sub neighborhoods. The signage shall incorporate the neighborhood theme including logo, name, color scheme, and materials as the unifying design elements. Signage locations and design shall be indicated at the time of Preliminary and Final Development Plan. All signage shall be permitted through the Town and in accordance with the Town's Sign Code.

8. Lighting

Lighting within High Plains Estates will include streetlights in accordance with Town of Johnstown Public Works requirements. Private lighting within the neighborhood shall consist of downcast varieties and shall not cast any glare on adjacent land uses or rights-of-way. Location, style, height, and function shall reinforce the neighborhood design theme. All lighting shall be indicated at the time of Preliminary and Final Plat and Preliminary and Final Development Plan.

PLANNED UNIT DEVELOPMENT – RESIDENTIAL DISTRICT (PUD – R) RESIDENTIAL DEVELOPMENT STANDARDS							
PLANNING AREA		PA-1 Residential Medium	PA-2 Residential Medium	PA-3 Residential Medium	PA-4 Residential Medium	Johnstown Municipal Code	ACCESSORY USES AND DWELLING UNITS
Permitted Primary Land Use		Single family detached-SFD (front and rear loading); Multi-story Single family attached/ Townhomes (3 – 6 dwelling units in a row - front and rear loading); Paired homes (front and rear loading); Auto court and Green court homes (all home types)	Single family detached (front and rear loading) Paired homes (front and rear loading)	Single family detached, Paired homes (front loading)	Single family detached (front and rear loading) Paired homes (front and rear loading)	SF – 1, SF – 2 and MF Districts	
In addition to the uses as listed in the Use Regulations of the SF-1 and SF-2 Districts within the Town Municipal Code.							
Secondary Permitted Use		ADU	ADU	ADU	ADU		
Land Area (Acres)		33.6	28.1	28.3	30.2		
Permitted Gross Density -Maximum (Dwelling units per acre – DU/Ac)		12 DU/Ac	7 DU/Ac	5 DU/Ac	7 DU/Ac	Not addressed	
Permitted Gross Density – Minimum (Dwelling units per acre – DU/Ac)		3 DU/Ac	3 DU/Ac	3 DU/Ac	3 DU/Ac		
Maximum number of dwelling units**		328	131	94	172		
Minimum lot size					Front or rear loading		
		Front or rear loading SFD Fee simple lot: 3,000 SF SFA (Townhomes): Fee simple lot: 800 SF each lot Pairs: Fee simple lot: 1,800 SF lot each half Auto or Green Court (Fee simple lot): SFD: 1,800 SF; Pairs: 1,800 SF each half All types of homes, SFD, SFA, pairs and similar on a Common lot (not subdivided) – No minimum lot size	Front loading SFD Fee simple lot: 4,000 SF Rear loading SFD Fee simple lot: 3,000 SF (rear loading) Pairs: Fee simple lot: 1,800 SF lot each half	Front loading SFD Fee simple lot: 6,500 SF f Pairs: Fee simple lot: 1,800 SF lot each half	SFD Fee simple lot 6,500 SF for the first row of homes along the southern property line SFD Fee simple lot internal to PA-4 5,500 SF 3,000 SF for creative development options/alternate building types up to a maximum density of 7 DU/Ac. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue Pairs Fee simple lot: 1,800 SF lot each half. Must be located along the northern portion of the Planning Area adjacent to Water Birch Avenue	SF-1: 6,000 SF SF-2: 4,500 SF	Per the Johnstown Municipal Code
Minimum Lot frontage as measured at the building setback for homes on a public street, private drive, auto court or green court for Fee Simple lots		Front loading SFD: 34 ft SFA: 22 ft Pairs: 25 ft, each half Auto or Green Court: SFD: 28 ft; Pairs: 22 ft Rear loading SFD: 35 ft SFA: 16 ft Pairs: 25 ft each half Auto or Green Court SFD: 28 ft; Pairs: 25 ft	Front loading SFD: 35 ft Pairs: 25 ft, each half Rear loading SFD: 35 ft Pairs: 25 ft each half	Front loading SFD: 50 ft Pairs: 25 ft each half	Front loading SFD: 50 ft Rear loading SFD: 35 ft Pairs: 25 ft each half	Not addressed	
Maximum Building Height		35 ft	35 ft	35 ft	35 ft	35 ft	
Minimum Building Setbacks							
Front	To face of front-loaded garage from back of walk or pavement edge of private drive	20 ft	20 ft	20 ft	20 ft		
	To primary structure or covered porch; side or rear loading garage from property line or pavement edge of private drive	10 ft	10 ft	10 ft	10 ft		
	Auto Court as measured from property line or pavement edge of private drive	6 ft to primary structure or covered porch 20 ft to face of garage	NA	NA	NA	Minimum setback of 20-feet Minimum offset is 5- feet	
Rear	No alley – to Property Line	10 ft	15 ft	15 ft	15 ft 20-ft adjacent to Rocksbury Ridge		
	From alley to garage - minimum	5 ft	NA	NA	5 ft		
		Building/garage setbacks from the alley/private drive shall be less than 7 feet or 20 feet					
Side	Interior lot line SFD	3 ft	5 ft	5 ft	3 ft		
	Interior lot SFA/Pairs	0 ft on attached side 3 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side	0 ft on attached side 5 ft on external side		
	Corner side from Alley or ROW	10 ft	10 ft	10 ft	10 ft		
Building Separation Fee Simple Lots: 10 feet ft							
Building Separation - all home types on a common lot							
Front to Front	20 ft						
Front to Side	10 ft						
Side to Side	6 ft						
Front to Back	15 ft						
Back to Back	15 ft						
Back to Side	6 ft						
Perimeter buffer adjacent the large lot homes		15-foot tract for drainage, landscape, and Harry Ditch lateral					
Encroachments permitted into Setbacks							
• Encroachments of up to two (2) feet are allowed into setbacks for roof eaves/overhangs, cantilevered window boxes brick ledges, bay/box windows, fireplaces/chimneys and entertainment center bump outs. • Encroachments of up to three (3) feet are allowed into setbacks for window wells, stoops, counterforts and like features of the structure. Ramps for handicap accessibility may encroach as needed. • Stairs or steps from the home may encroach to the back of sidewalk outside of the private lot and including encroachments into public rights of way. • Uncovered or unenclosed patios and decks at less than 30-inches above ground level may encroach into any setback a maximum of five (5) feet may not encroach into easements without consent of the easement holder. • Uncovered or unenclosed patios and decks greater than 30-inches above grade may encroach into the rear yard setback only a maximum of seven (7) but may not encroach into easement without the consent of the easement holder.							
Parking	Number of required spaces shall be per the Town of Johnstown Municipal Code. Guest parking may include on-street or off-street parking. Tandem garages and driveway aprons are permitted					2 spaces per dwelling unit	
Parks and Open Space	As required by the Town of Johnstown Code at time of platting						

DEVELOPER

TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

ENGINEER

KEVIN LOVELACE
LJA ENGINEERING, INC
1765 WEST 121ST AVENUE
SUITE 300
WESTMINSTER, CO 80234
303-421-4224

PLANNER

KAREN HENRY
HENRY DESIGN GROUP
1501 WAZEE ST
UNIT 1-C
DENVER, CO 80202
303-446-2368

SURVEYOR

JIM LYNCH
AZTEC CONSULTANTS, INC
300 EAST MINERAL AVENUE
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303-713-1898

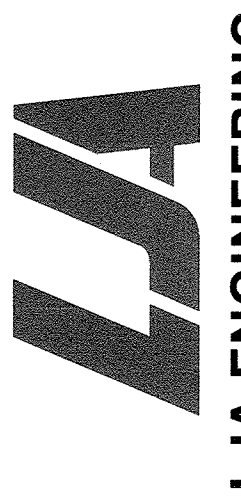
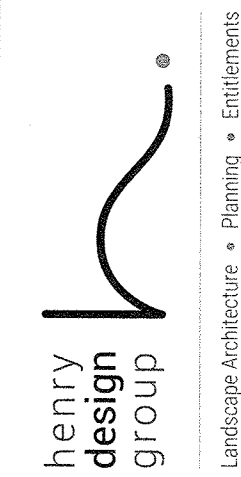
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4902691 Pages: 6 of 11
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Carly Knapp, Clerk and Recorder, Weld County, CO
FILED PUBLIC RECORDS DIVISION, 1000 W. 10TH AVE., DENVER, CO 80202

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LOT TYPICALS

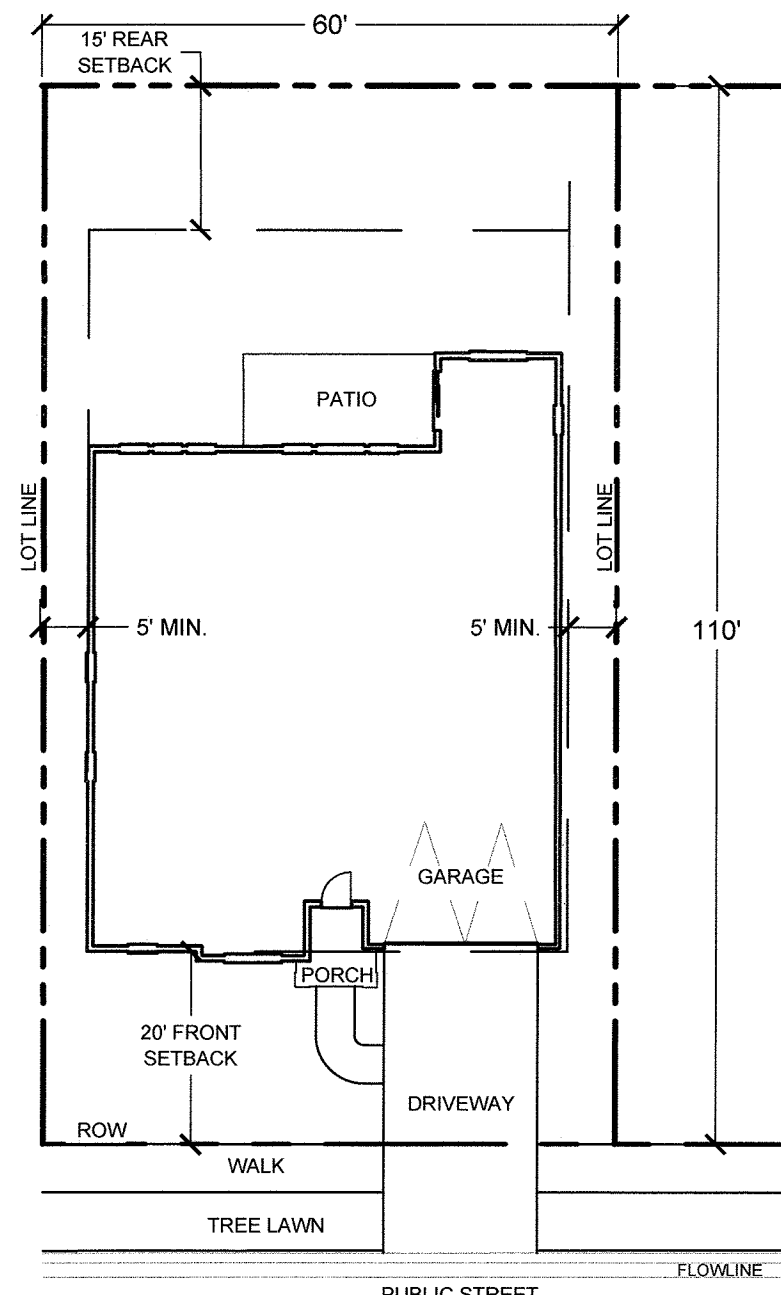


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3RD ODP SUBMITTAL	12-20-2022
4TH ODP SUBMITTAL	01-27-2023

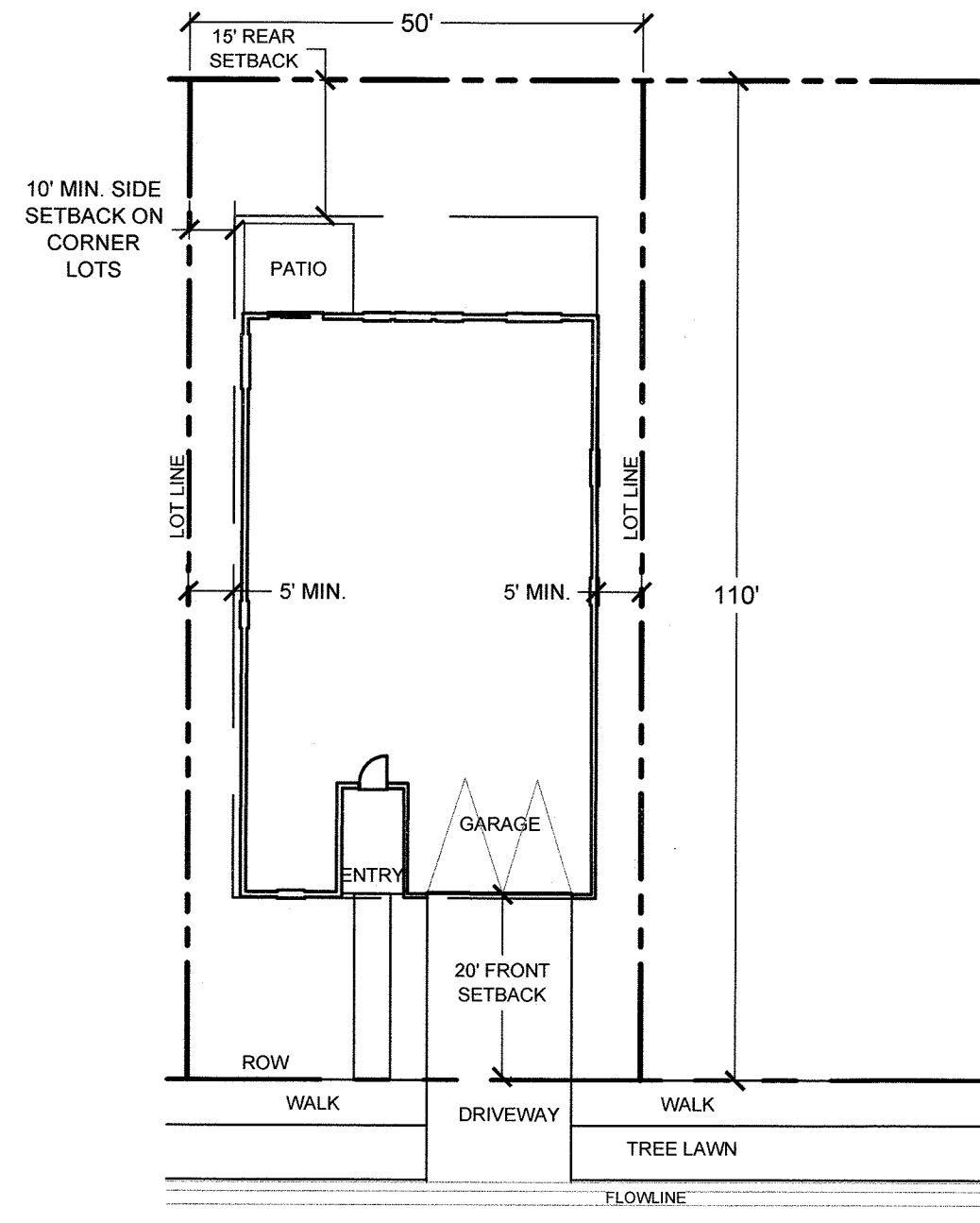
HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN- LOT TYPICALS

DESIGNED BY: AK
DRAWN BY: AK
CHECKED BY: KZH

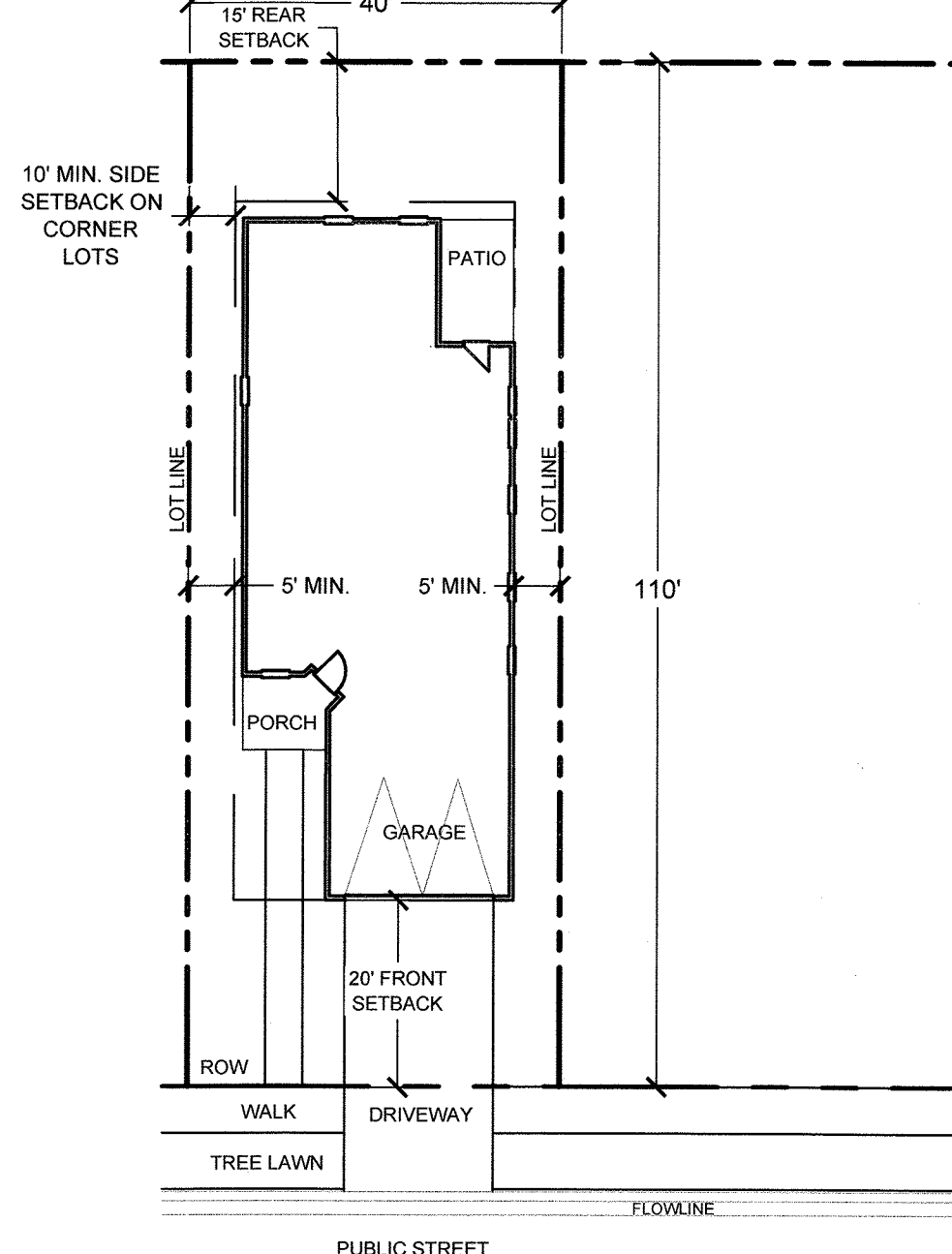
SHEET
6 OF 11



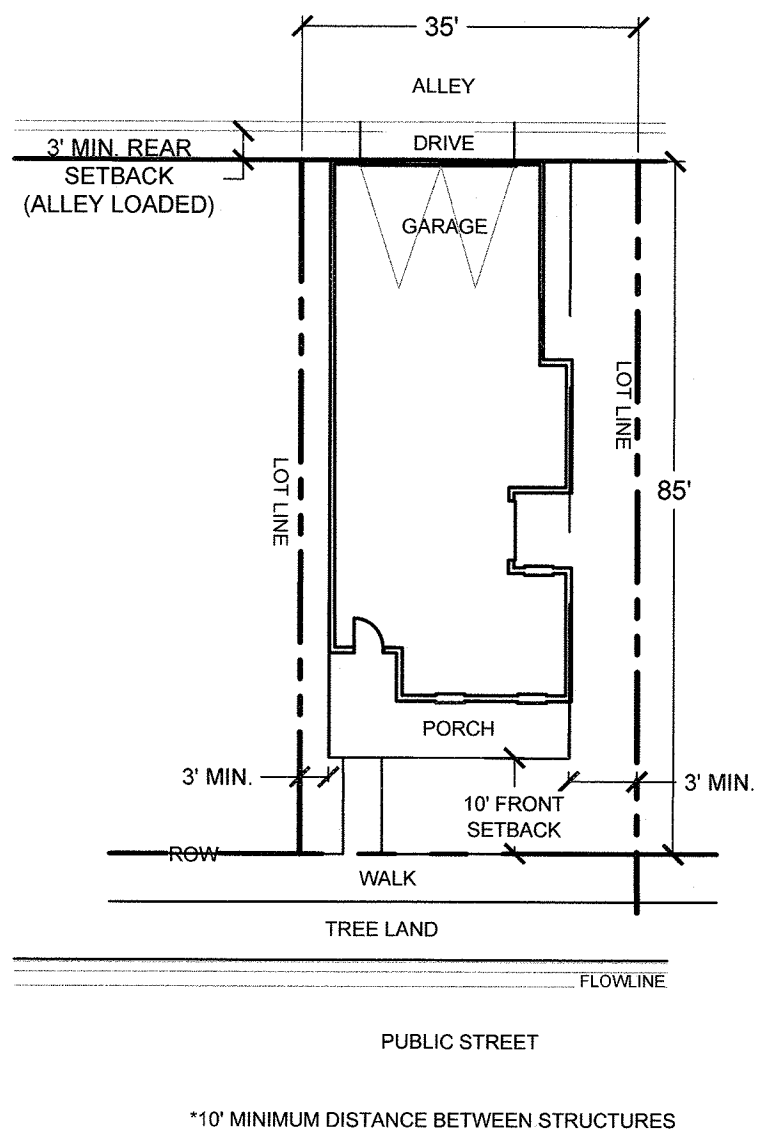
50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



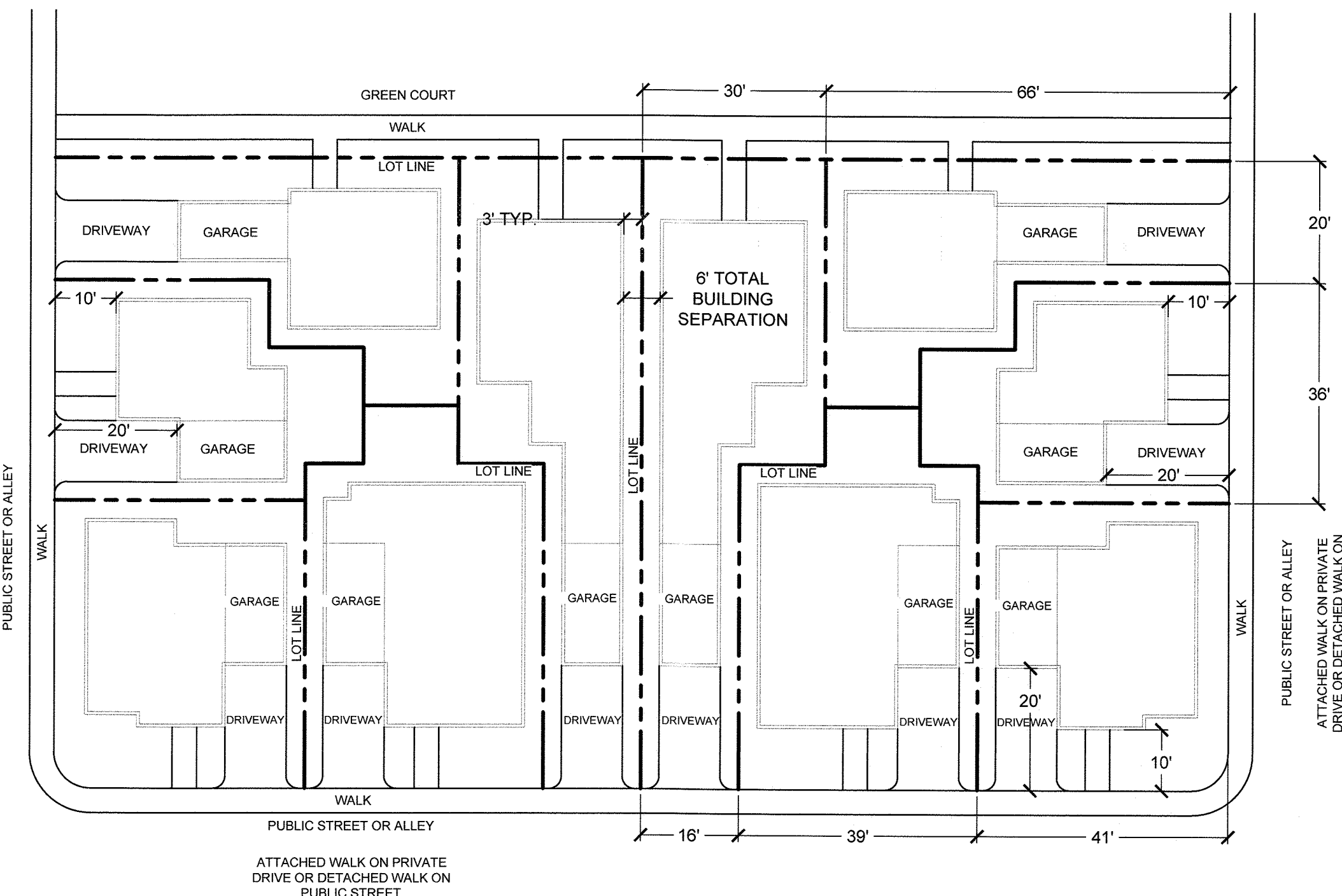
40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



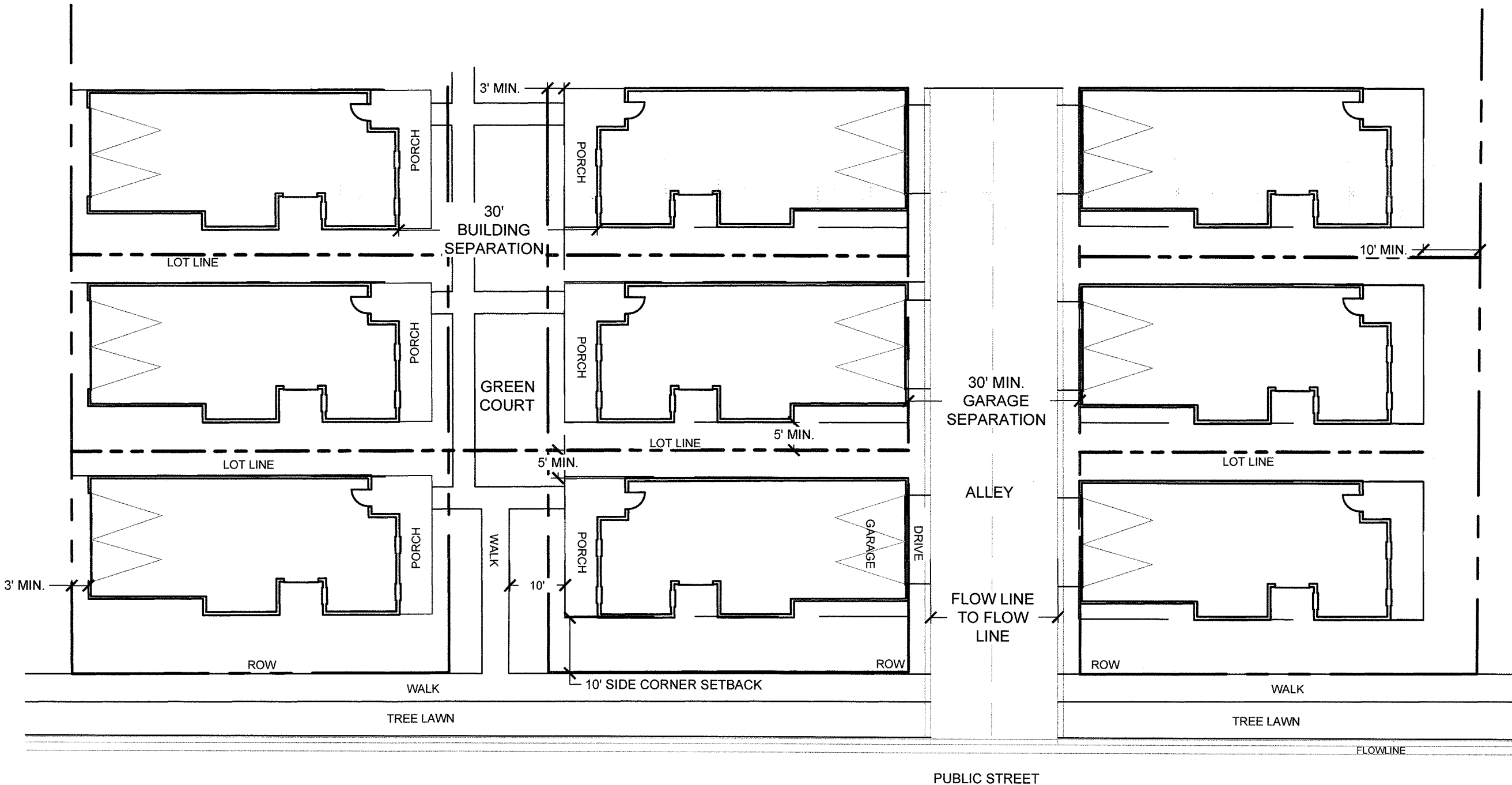
30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



SINGLE FAMILY DETACHED 'NOOK'
ALLEY LOADED 35' LOT TYPE



CLUSTER HOMES



GREENCOURT

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719-306-2976

ENGINEER

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303-421-4224

PLANNER

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HENRY DESIGN GROUP
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DENVER, CO 80202
303-446-2368

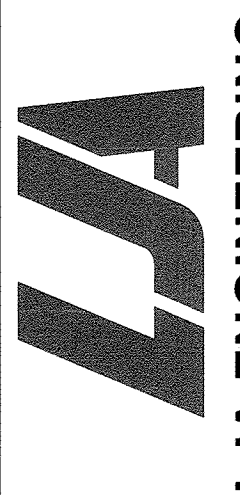
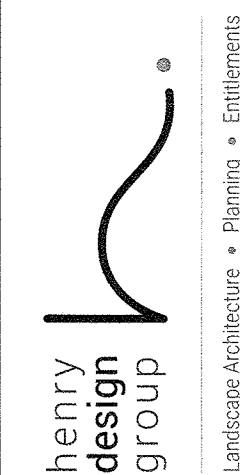
SURVEYOR

JIM LYNCH
AZTEC CONSULTANTS, INC
300 EAST MINERAL AVENUE
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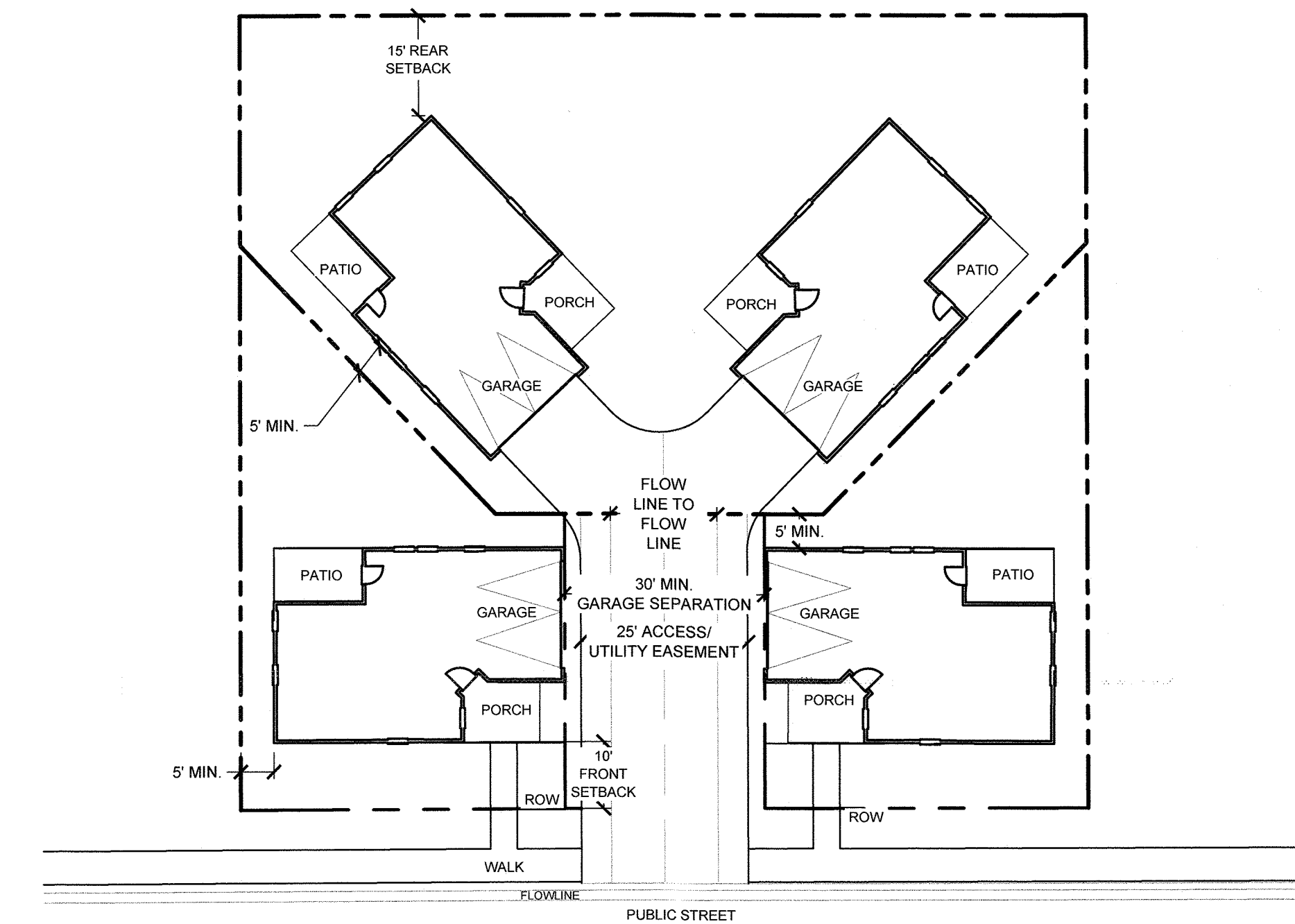
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HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN- LOT TYPICALS

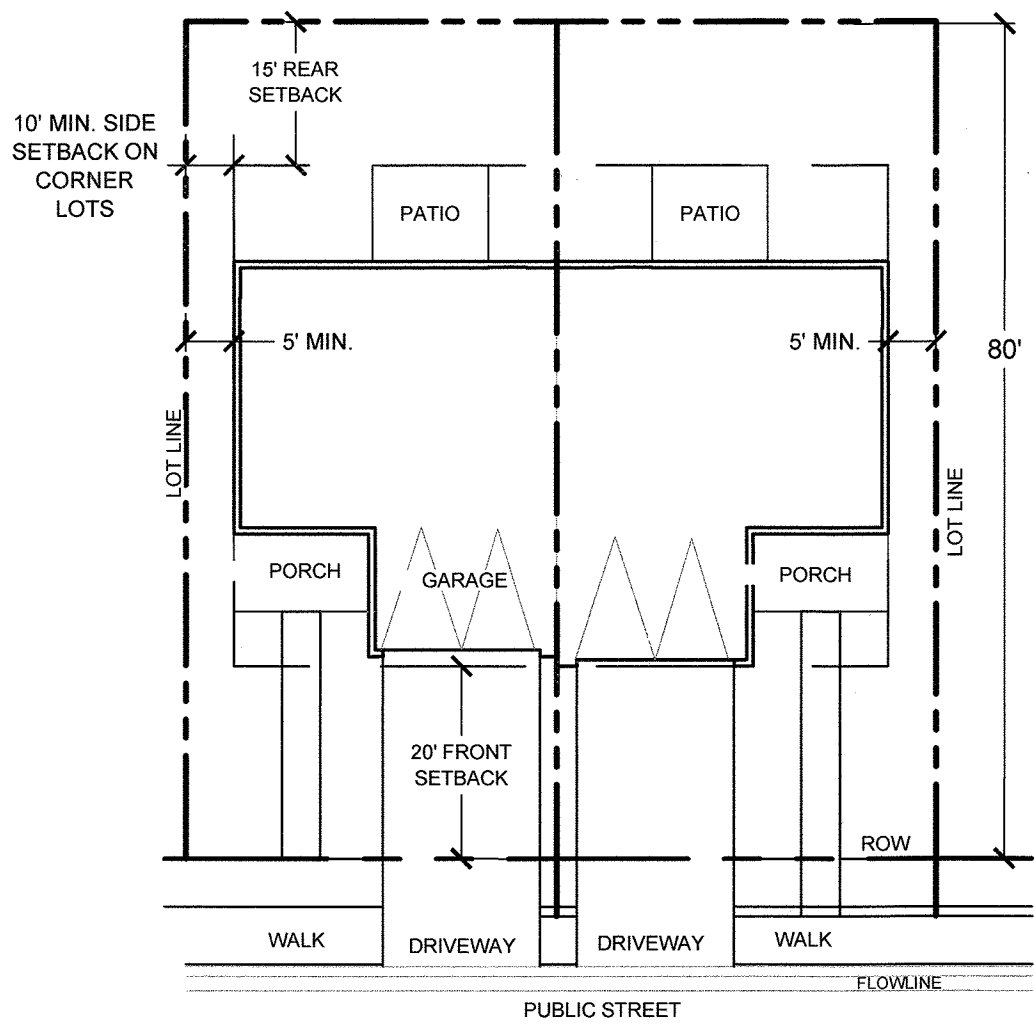
DESIGNED BY:	AK
DRAWN BY:	AK
CHECKED BY:	KZH

SHEET
7 OF 11

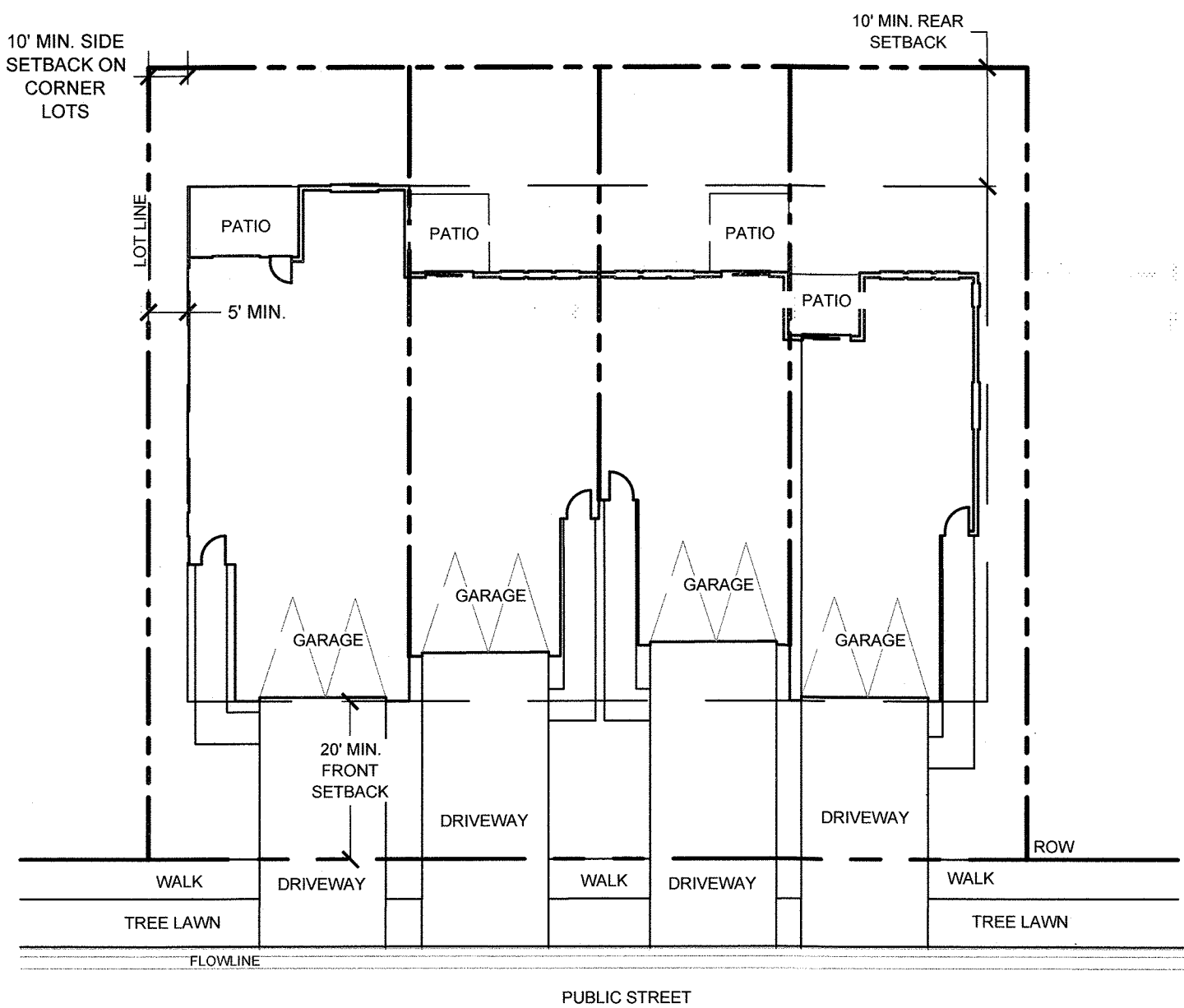
HIGH PLAINS ESTATES – PRELIMINARY LOT MIX			
Typical Lot Frontage	Lot Size	Home Type	Estimated Number of Dwelling Units
60-feet	6,000 SF and greater	SFD	94
50-feet	5,000 SF	SFD	107
40-feet	4,000 SF	SFD	131
35-feet- rear load	3,000 SF	SFD	121
25-feet- rear load	2,000 SF	Pairs	272
30-feet front load	2,400 SF		
20-feet	1,320 SF	Cluster	725
22-feet	1,760 SF	Townhomes	
Max Number of Dwelling Units			725



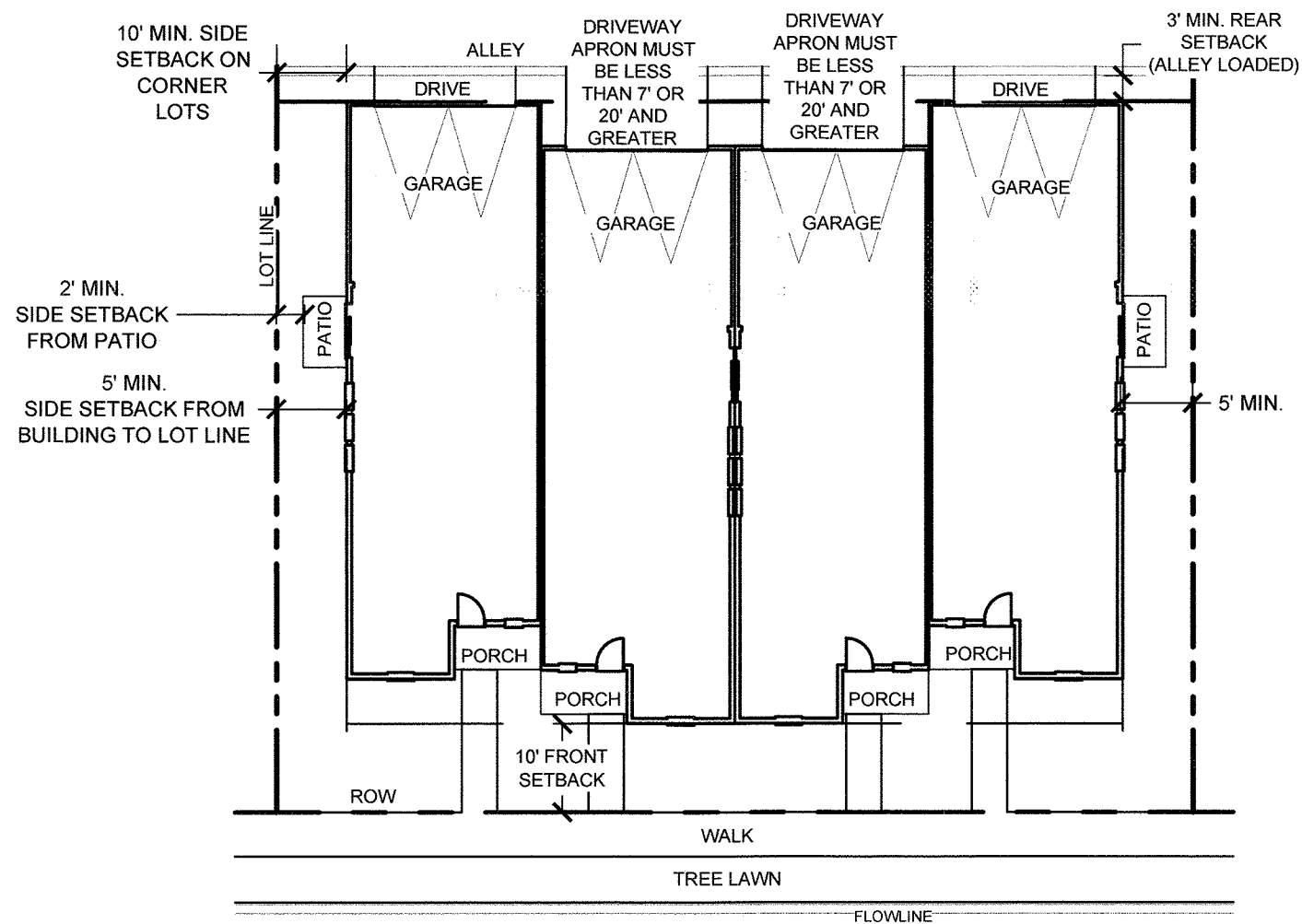
AUTO COURT



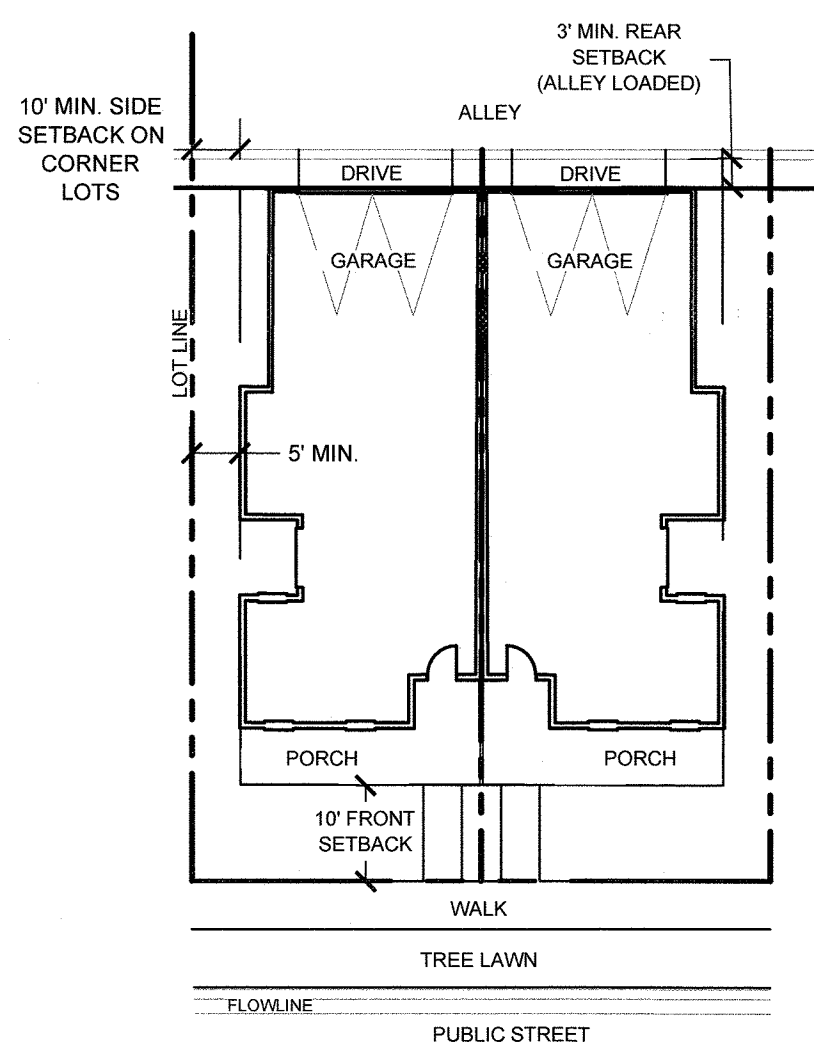
PAIRED HOME
FRONT LOADED



TOWNHOME- SINGLE FAMILY ATTACHED
FRONT LOADED FOUR PLEX



TOWNHOME- SINGLE FAMILY ATTACHED
ALLEY LOADED FOUR PLEX



PAIRED HOME
ALLEY LOADED

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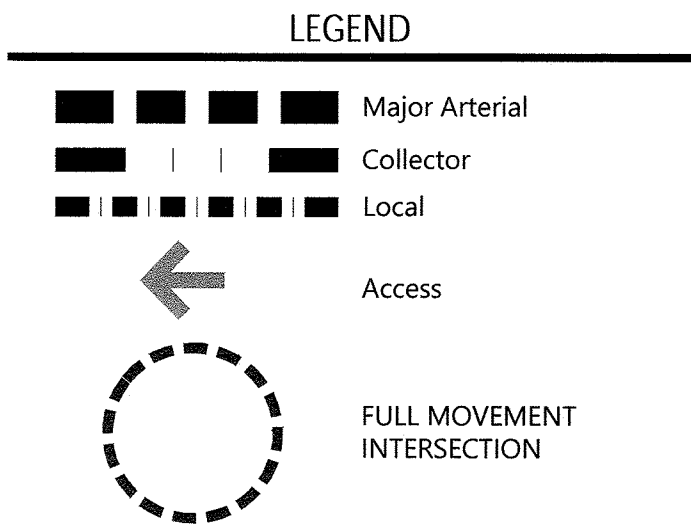
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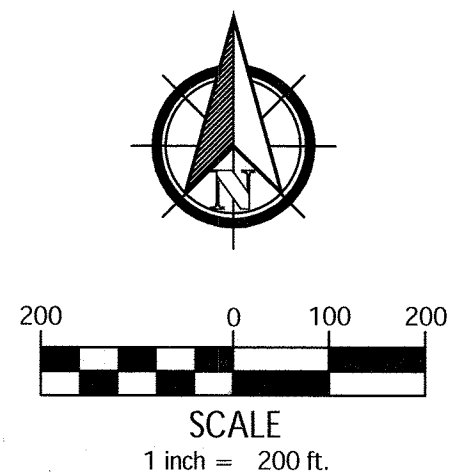
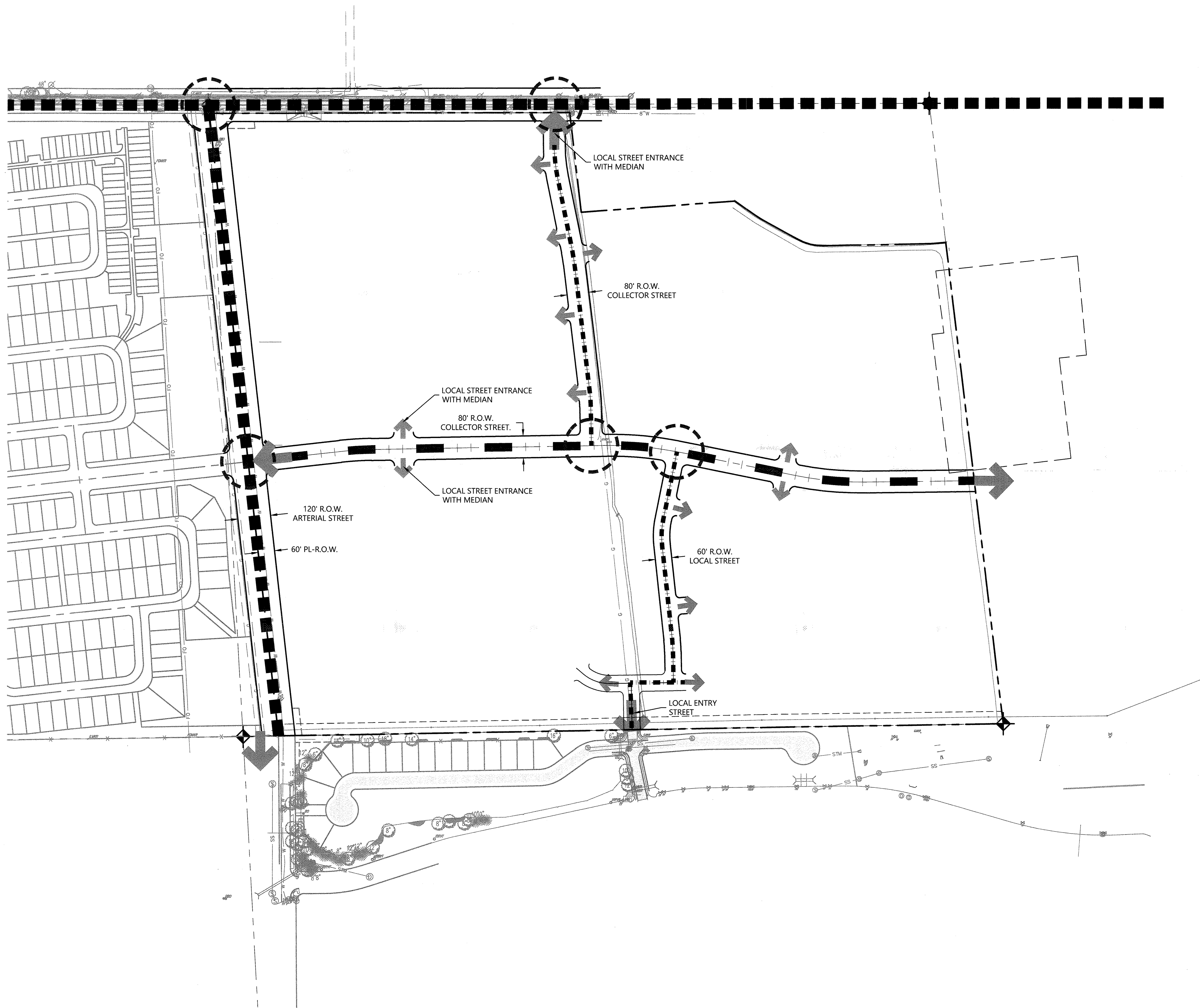
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Clerk and Recorder, Weld County, CO
Carly Koppen

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COUNTY OF WELD, STATE OF COLORADO



- CONCEPTUAL NOTES:
1. TOWN APPROVED TRAFFIC CALMING STUDIES AND ENGINEERING PLANS WILL DICTATE FINAL STREET CLASSIFICATIONS AND INTERSECTION CONFIGURATIONS.
 2. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



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henry design group
Landscape Architecture • Planning • Entitlements

COLA
Colorado Land Acquisition

LJA ENGINEERING

REVISION DESCRIPTION	DATE

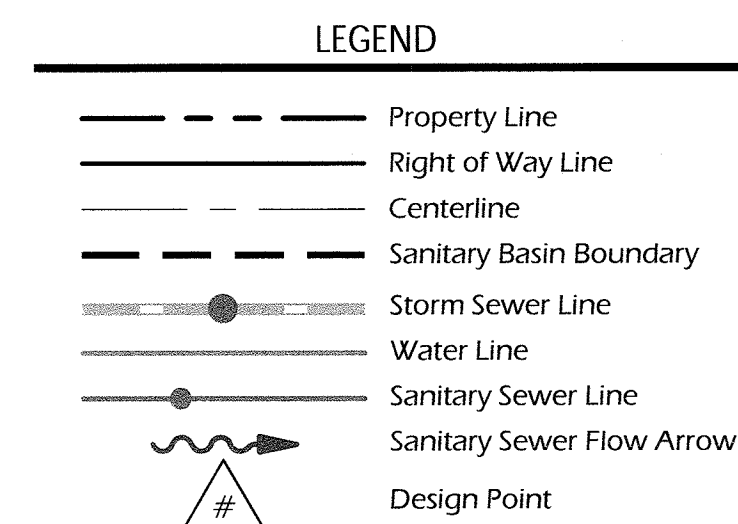
HIGH PLAINS ESTATES
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN & TYP. SECTIONS

DESIGNED BY: DKH
DRAWN BY: DKH
CHECKED BY: ROC

SHEET
8 OF 11

AMENDMENT NO. 1 TO KLEIN 125 ANNEXATION OUTLINE DEVELOPMENT PLAN
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
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COUNTY OF WELD, STATE OF COLORADO



1. ALL UTILITIES SHALL BE DESIGNED TO MEET TOWN STANDARDS.
2. ALL WATER INFRASTRUCTURE UTILIZED TO SUPPORT THE DEVELOPMENT OF HIGH PLAINS ESTATES IS OWNED AND MAINTAINED BY THE TOWN OF JOHNSTOWN.
3. INFRASTRUCTURE BEING DESIGNED BY OTHERS IS LABELED "DBO".
4. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER DETAILED REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

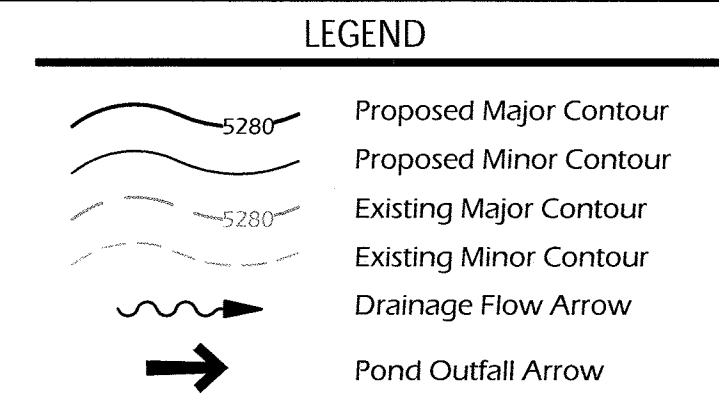
A compass rose is located at the top center of the page, showing North (N) pointing towards the top. Below the compass rose is a graphic scale bar. The scale bar is marked with 200, 0, 100, and 200. Below the scale bar, the text reads "SCALE" and "1 inch = 200 ft."

SHEET
9 OF 11

135

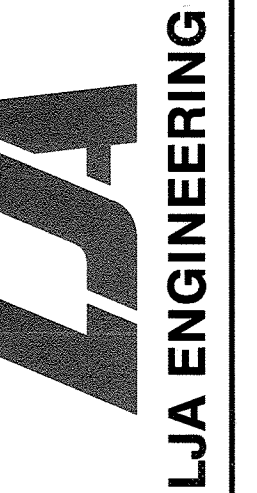
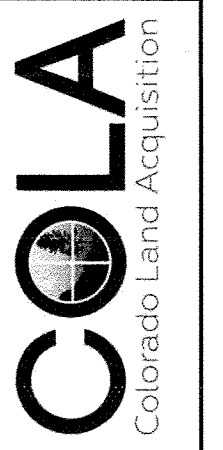
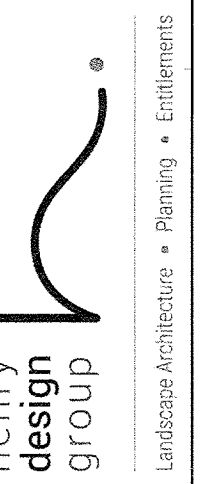
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Early Release, Clerk and Recorder, Weld County, CO
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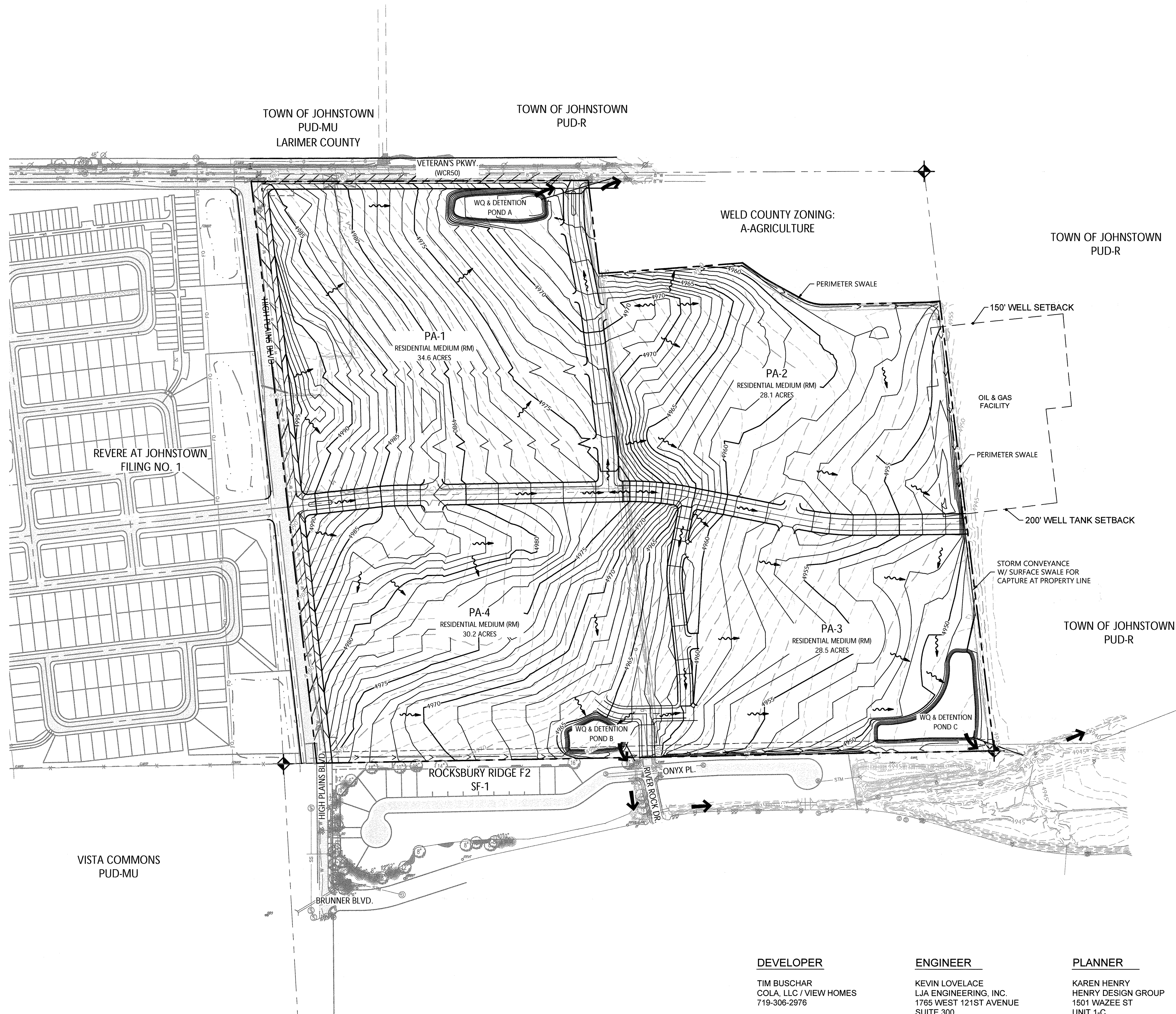
DATE

REVISION DESCRIPTION

HIGH PLAINS ESTATES
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: DKH
DRAWN BY: DKH
CHECKED BY: ROC

SHEET
10 OF 11



DEVELOPER

TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

ENGINEER

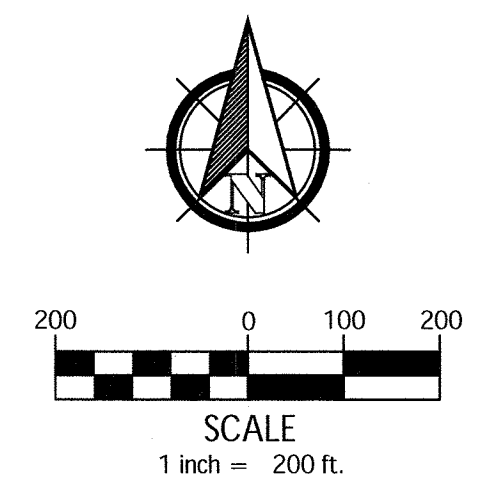
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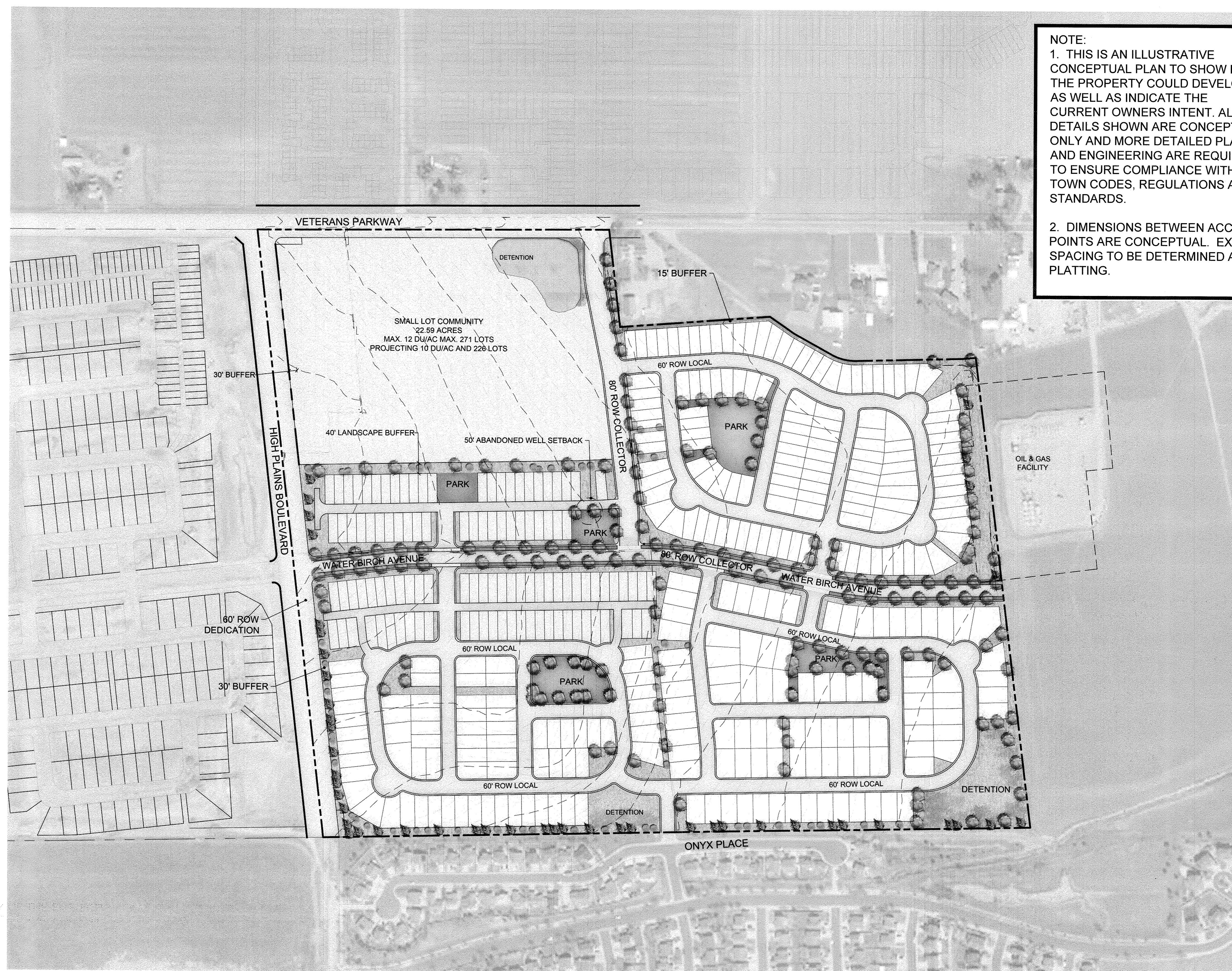
henry
design
group

COLA
Colorado Land Acquisition



LJA ENGINEERING

2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.



A north arrow pointing upwards, labeled "NORTH". To its right is a profile view of the bridge deck. The profile shows a cross-section with a central dip. The horizontal axis is labeled with distances: 0, 100, 200, and 400. Below the axis, a scale is given as $1'' = 200'$.

TIM BUSCHAR
COLA, LLC / VIEW HOMES
719-306-2976

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HIGH PLAINS ESTATES
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
ODP ILLUSTRATIVE CONCEPT PLAN

DESIGNED BY: AR
DRAWN BY: AR
CHECKED BY: KZH

SHEET
11 OF 11



Town of Johnstown

Planning & Zoning Commission Staff Analysis Report

ITEM:	Public Hearing and Consideration of the Blue-Sky Prairie Subdivision Preliminary Plat
PROJECT:	SUB23-0008
PARCEL NO:	106102100021 & 106102100031
DESCRIPTION:	Residential Subdivision of approximately 121 acres, in the recently Amended High Plains Village PD
LOCATION:	South of Veteran's Parkway & East of High Plains Blvd
DEVELOPER:	High Plains Estates JV, LLC
STAFF:	Lilly Cory, Planner I
HEARING DATE:	November 1, 2023

ATTACHMENTS:

1. Preliminary Plat
2. High Plains Village PD
3. Traffic Study Plan

EXECUTIVE SUMMARY:

The Developer, High Plains Estates JV, LLC, associated with Henry Design Group & LJA Engineering is requesting approval of the Preliminary Plat/Subdivision within the High Plains Village PD. The subdivision will consist of ~425 lots, dedicated right-of-way ROW, and connective out lots for drainage and open space. The internal collector road – Waterbirch Ave- will have a more heavily landscaped ROW to create a more open walkway in the community to make up for 0.6 acres of the open space requirement as per the land use code. The subdivision will outline the general overview of the expected development and use of the land.

ZONING: PD- High Plains Village PD Amendment 1 (*Attachment 2*)

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

ADJACENT ZONING & LAND USE:

North: Great Plains Village PD- Revere North Development, Residential

East: PD- Cito Property, Agriculture

South: R1- Rocksbury Ridge

West: Great Plains Village PD- Revere Development, Residential

PROPERTY LAND USE HISTORY

The subject property was historically used for farming and was annexed into Johnstown as part of the Klein 125 Annexation in 2008 by Ordinance #2004-720, reception #20043190851: PD High Plains Village by ordinance #2004-721, reception #20043190852. The subject property is currently unplatted. The High Plains Village PD was Amended in 203 by ordinance #2023-241, reception #20234902691(Attachment 2).

SUBMITTAL AND REFERRALS

This project submittal included the proposed preliminary subdivision plat, as well as required engineering plans and reports for the site. The project was referred to and reviewed by:

- | | |
|----------------------------------|--|
| + Weld County | + Helton & Williamsen (Water Engineer) |
| + IMEG (Town Engineer) | + NOCO Water Conservation District |
| + Little Thompson Water District | + Public Works & Utilities |
| + Front Range Fire District | + FHU (Town Traffic Engineer) |

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision would create 3 new Filings in the High Plains Village PD. This would outline 425 lots and 32 outlots for open space. The proposed plat will connect to High Plains Boulevard and Veteran's Parkway (WCR 50) with one entrance/exit on each road.

All outlets will be used in open space, spacing from oil wells (plugged & abandoned), or drainage (detention ponds) for the development. At this time a Water Sewer Service Agreement or a Development Agreement will not be required as no official lots will be made. When the official Final Development & Subdivision is to go through council this will occur.

At this time there are no public improvements that have been proposed. There is a reimbursement agreement with Forestar (Revere Development) for the expansion of High Plains Blvd.

The staff has no outstanding concerns with this subdivision and believes that it will promote the Town's housing diversity and local economy. There are no concerns of incompatibility with surrounding Town Developments & Zoning.

PUBLIC NOTICE

Notice for the Planning and Zoning Meeting and Public Hearing was published in the Johnstown Breeze on Thursday September 26, 2023. This notice provided the date, time, and location of the hearing along with a description of the project. Notices were mailed out on Tuesday September 24, 2023 to all landowners in an 800ft radius from the property. The meeting for October 18th was cancelled so all notifications for the landowners and the Johnstown Breeze were sent out on October 19th, 2023.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that the Planning and Zoning Commission send a recommendation for approval to Town Council for the Preliminary Plat for Blue-Sky Prairie based upon the following findings:

- 1.) The proposed subdivision is consistent with the town comprehensive plan and is in compliance with the Town's codes, regulations, and requirements along with the High Plains Village PD.
- 2.) The proposed subdivision meets the updated requirements of a PD by creating a unique neighborhood by using their landscaping and lot diversity.

Recommended Motion to Approve

I move to approve Blue Sky Prairie Subdivision Preliminary Plat/Development Plan, based on the application received, information provided , and findings noted at this hearing.

Alternative Motions:

Motion to Recommend Approval with Conditions

I move to approve Blue Sky Prairie Subdivision Preliminary Plat/Development Plan with conditions, based on the application received, information provided, and findings noted at this hearing. The conditions are listed as such:

Motion to Recommend Denial

I move that the Commission recommend to Town Council Denial of the Blue Sky Prairie Subdivision Preliminary Plat/Development Plan, based on the following findings.



Town of Johnstown

Blue Sky Prairie

Preliminary Plat & Development Plan

Preliminary Plat & Development Plan (SUB23-0008)

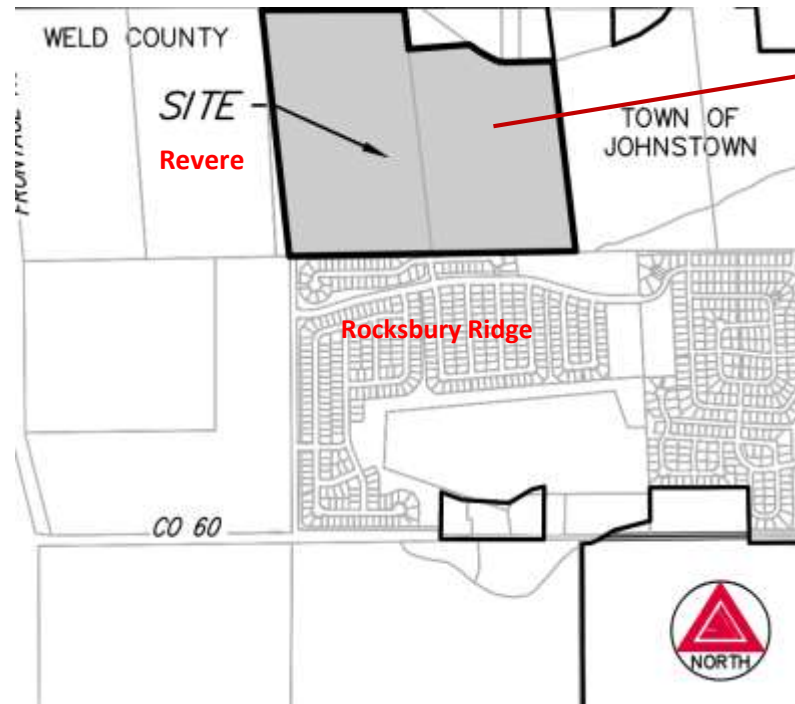
Town Council
November 20, 2023

SITE LOCATION

Item #15.

Location:

- Located South of Veteran's Parkway and East of High Plains Blvd
- Site is approximately 121 acres
- The proposed development is to be about 102 acres



Portions of Proposed Subdivision



Town of Johnstown
johnstown.colorado.gov | 970-587-4664

CURRENT STATUS

Item #15.

Land is
Owned/Purchased by
Developer/Landowner

Zoning is Established
or Changed

Preliminary Plat

Final Plat

- *Must be Compatible with Johnstown Comprehensive Plan & Future Use for staff approval
- * Public Hearing is Required

HEARING STATUS

- *Must be Compatible with Johnstown Comprehensive Plan & Future Use for staff approval
- *Traffic must be in compliance, along with streets, lot size, and Town Code
- * Public Hearing is Required

Klein 125 Annexation
(2004)

Klein 125 ODP
(2004)

High Plains ODP
Amendment (2022)



Town of Johnstown
johnstown.colorado.gov | 970-587-4664

LAND USE HISTORY

Item #15.

****Previously approved in 2022 as an amendment to High Plains Village ODP (2005)**

LAND USE SUMMARY

PLANNING AREA	ACREAGE	DENSITY RANGE	MAXIMUM DWELLING UNITS	% OF TOTAL
1	33.6	3 - 12 DU/AC	328	27%
2	28.1	3 - 5 DU/AC	131	23%
3	28.3	3 - 5 DU/AC	94	23%
4	30.2	3 - 7 DU/AC	172	24%
Veterens PKWY	0.9	N/A	N/A	1%
Total	121.1	N/A	725	100%

*NOTE: DENSITY TRANSFERS ARE PERMITTED AS PROVIDED IN NOTE 2E ON SHEET 3 OF 11 OF THIS ODP.

Average Density per preliminary plat = 4.04 units per acre



SUBDIVISION

Item #15.

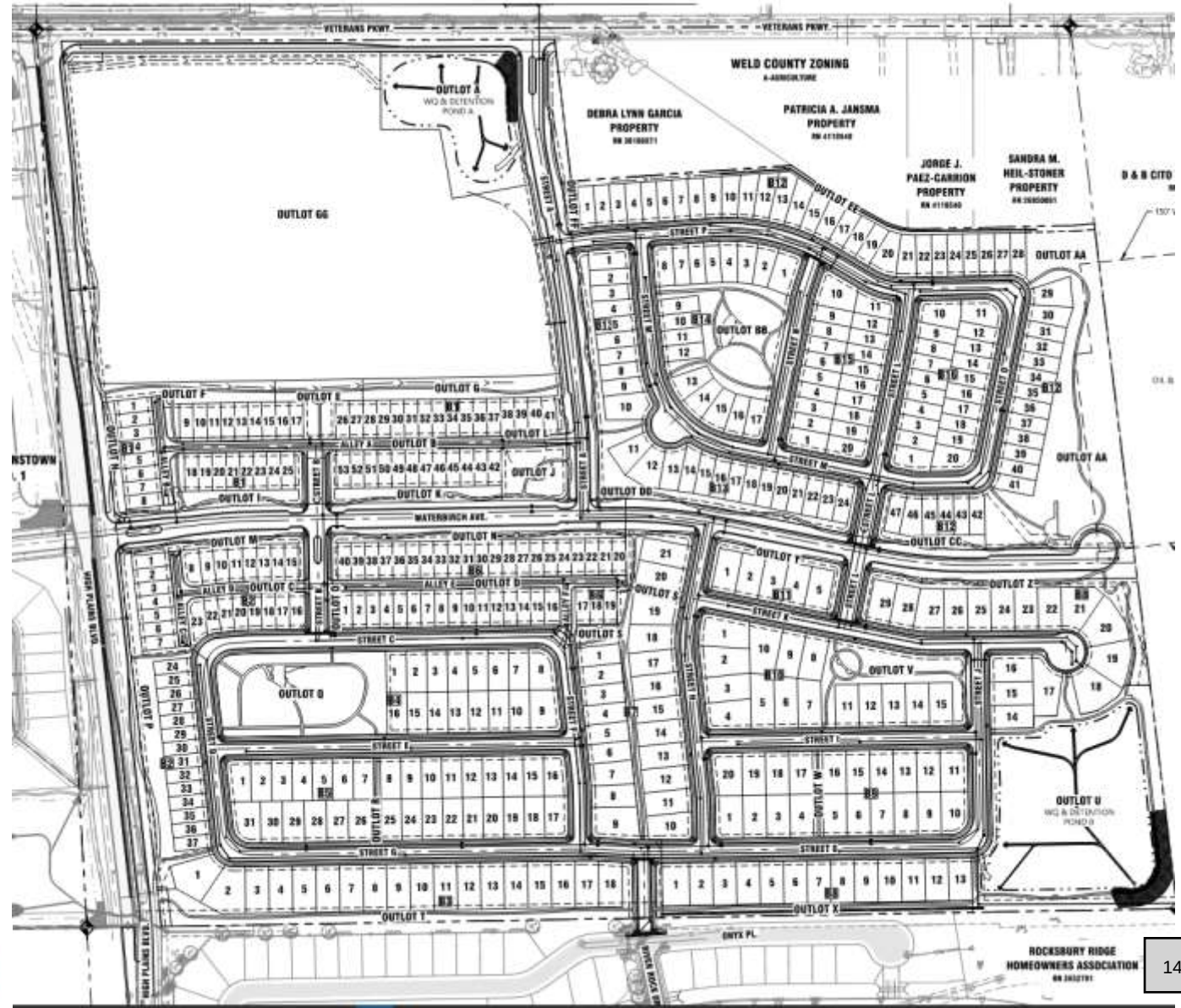
Estimated lot count ~ 413 lots

- Mix of row homes, paired homes & clustered single-family
 - (3,000- 6,000 SF) lots

Outlots will be maintained by the Metro District

- Excludes Outlot GG

Unique walkways in subdivision to create an open feel to the neighborhood



DEVELOPMENT PLAN

Item #15.

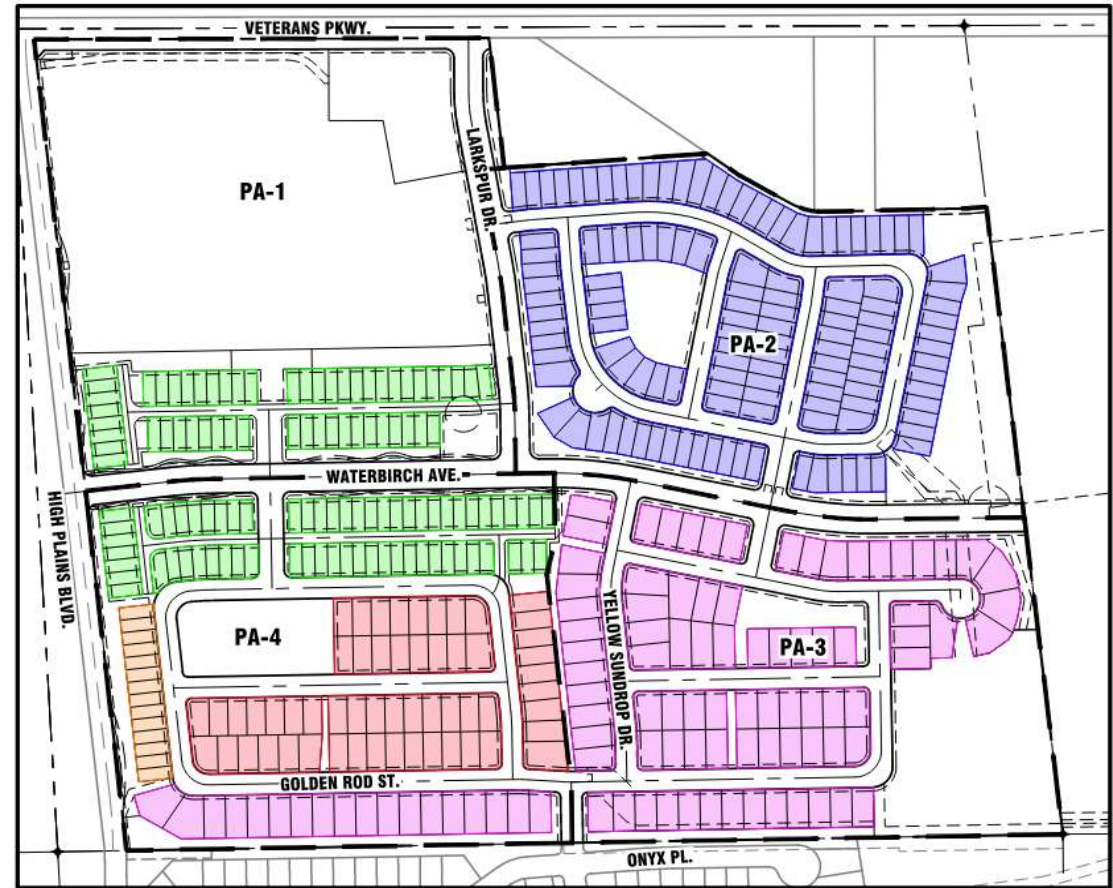
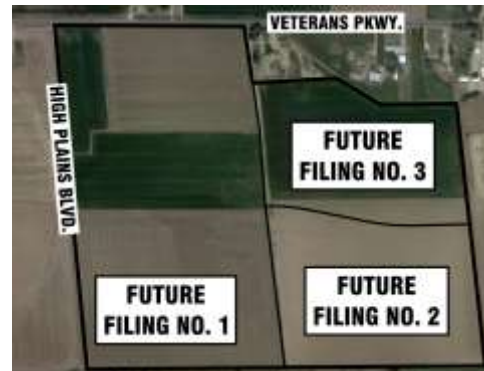
Community Amenities

- Expanded Trail network that connects the outlots and pocket park/amenity center for the community along ROW, 3 pocket parks
- Basketball/Pickleball Courts

Housing Diversity

Typical Lot Frontage (Per ODP)	Lot Size	Home Type	Number of Dwelling units - Minimum	Number of Dwelling units - Maximum	Estimated Number of Dwelling Units	PDP Number of Dwelling Units	
60-feet	6,000 SF and greater	SFD	50	120	94	116	28%
50-feet	5,000 SF	SFD	70	120	107	67	16%
40-feet	4,000 SF	SFD	80	150	131	100	24%
35-feet	3,000 SF	SFD	50	150	121	130	31%
SUBTOTAL						413	

Phasing for Final Development Plans



- 60' SINGLE FAMILY DETACHED
- 50' SINGLE FAMILY DETACHED
- 40' SINGLE FAMILY DETACHED
- 35' REAR-LOAD SINGLE FAMILY DETACHED
- 35' FRONT-LOAD SINGLE FAMILY DETACHED

PLANNING AREA 1: 53 DU / 12.3 DEV. AC = 4.31 DU/AC

PLANNING AREA 2: 128 DU / 28.1 AC = 4.56 DU/AC

PLANNING AREA 3: 81 DU / 28.5 AC = 2.84 DU/AC

PLANNING AREA 4: 151 DU / 30.2 AC = 5.00 DU/AC



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ALIGNMENT WITH JOHNSTOWN COMPREHENSIVE PLAN

Item #15.

LOW DENSITY/INTENSITY (LDI)

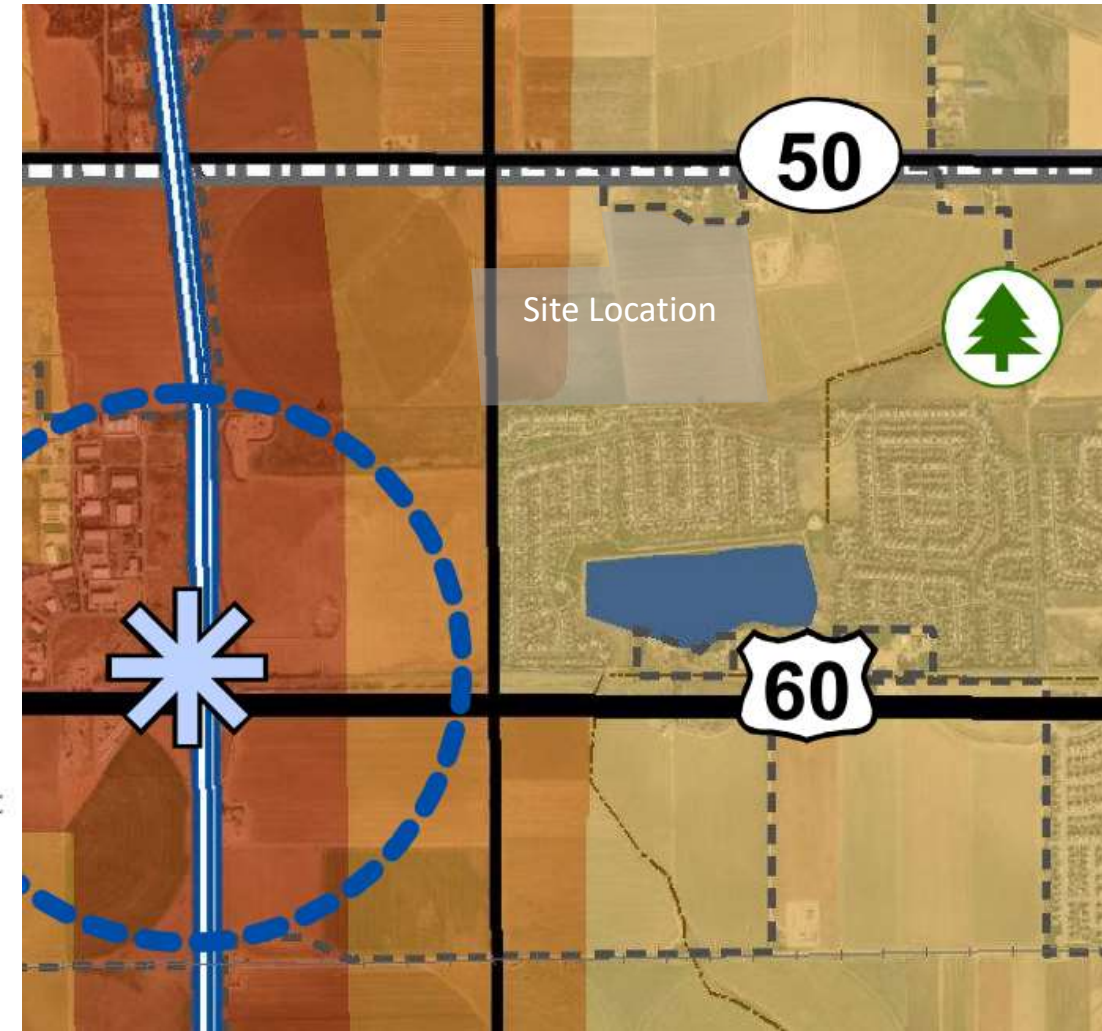
INTENT & DESIRED CHARACTER

Density Range:
4-10 DU/Acre.

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDI's will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks. Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.

*Page 58 of Johnstown comprehensive plan



*Note: Mixed Medium & low intensity use



ANALYSIS & RECOMMENDATION

Item #15.

- Conforms to the High Plains Village Amended (ODP) .
- In substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Towns goals of diversity of housing types, unique neighborhood creation, and an efficient pattern of development.
- Staff Recommendation for Approval
- Planning and Zoning Commission Recommendation for Denial



BLUE SKY PRAIRIE - PDP/PRELIMINARY PLAT HEARING
NOVEMBER 20, 2023

PROJECT TEAM



PROJECT DIRECTOR
Joe Stifter



LJA ENGINEERING
CIVIL ENGINEER
Kevin Lovelace, PE
Tess Hogan, PE

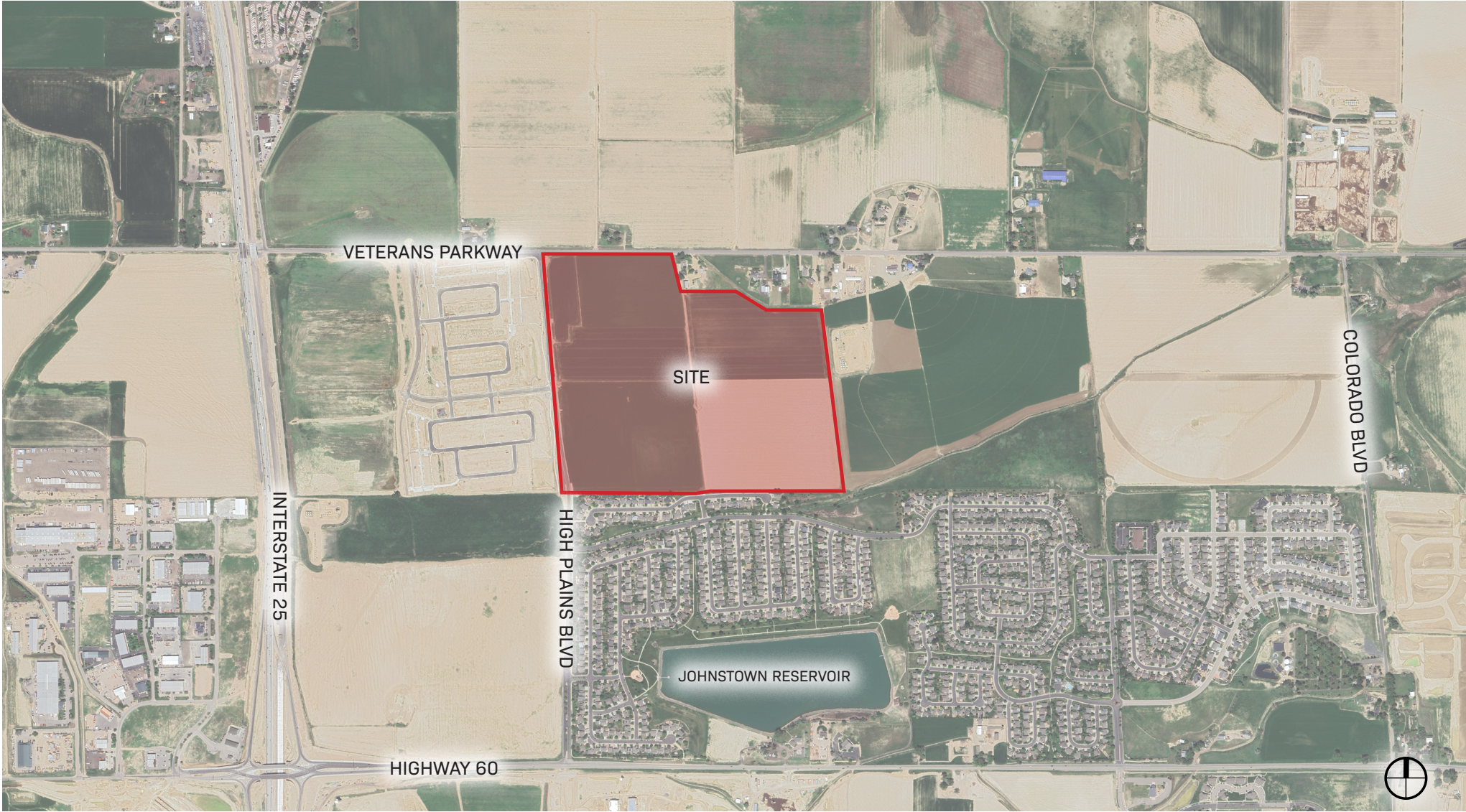


TRAFFIC ENGINEER
Stephen Simon, EIT
Fred Lantz, PE

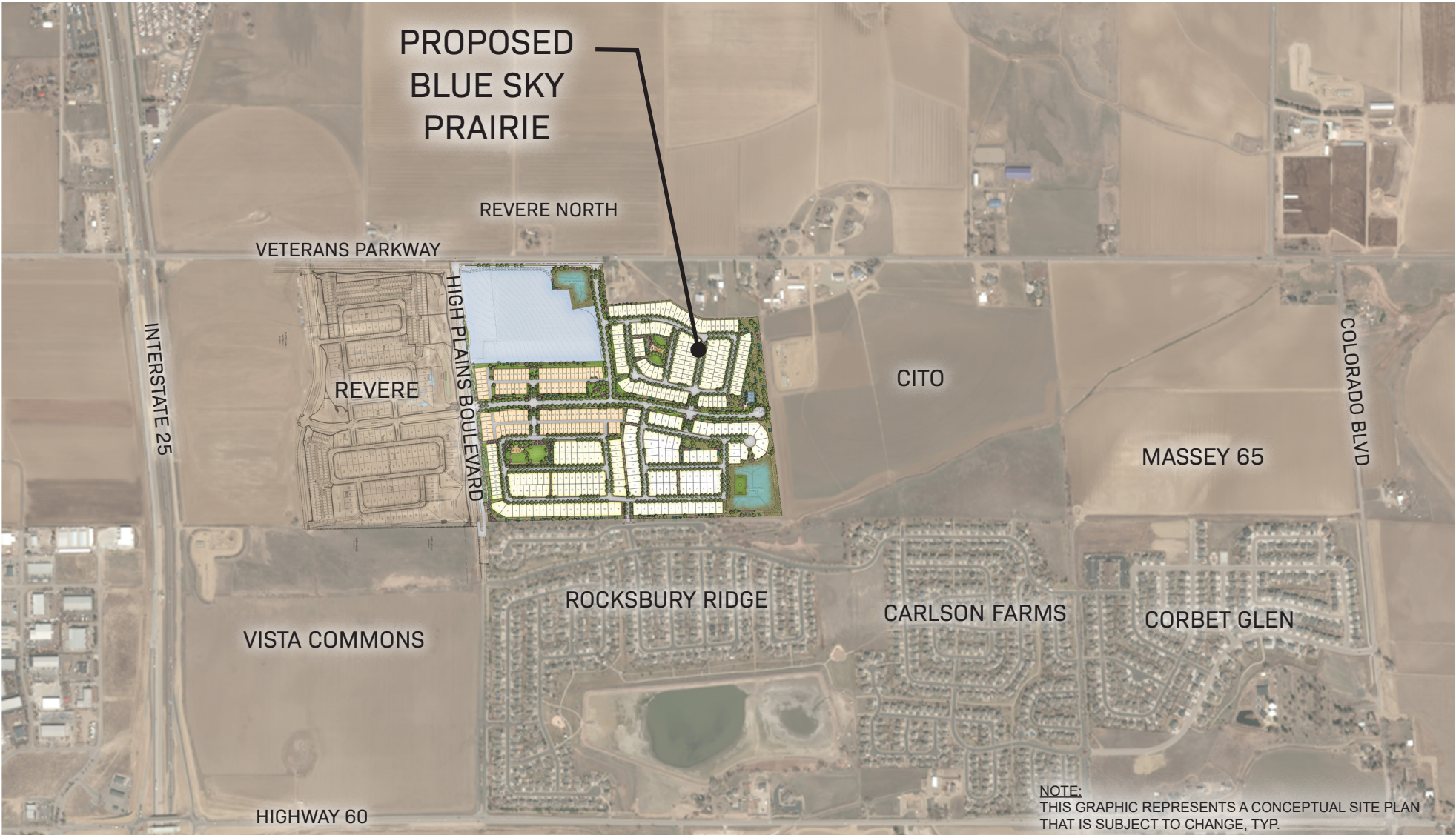


PLANNER/ LANDSCAPE ARCHITECT
Karen Henry, PLA

VICINITY MAP

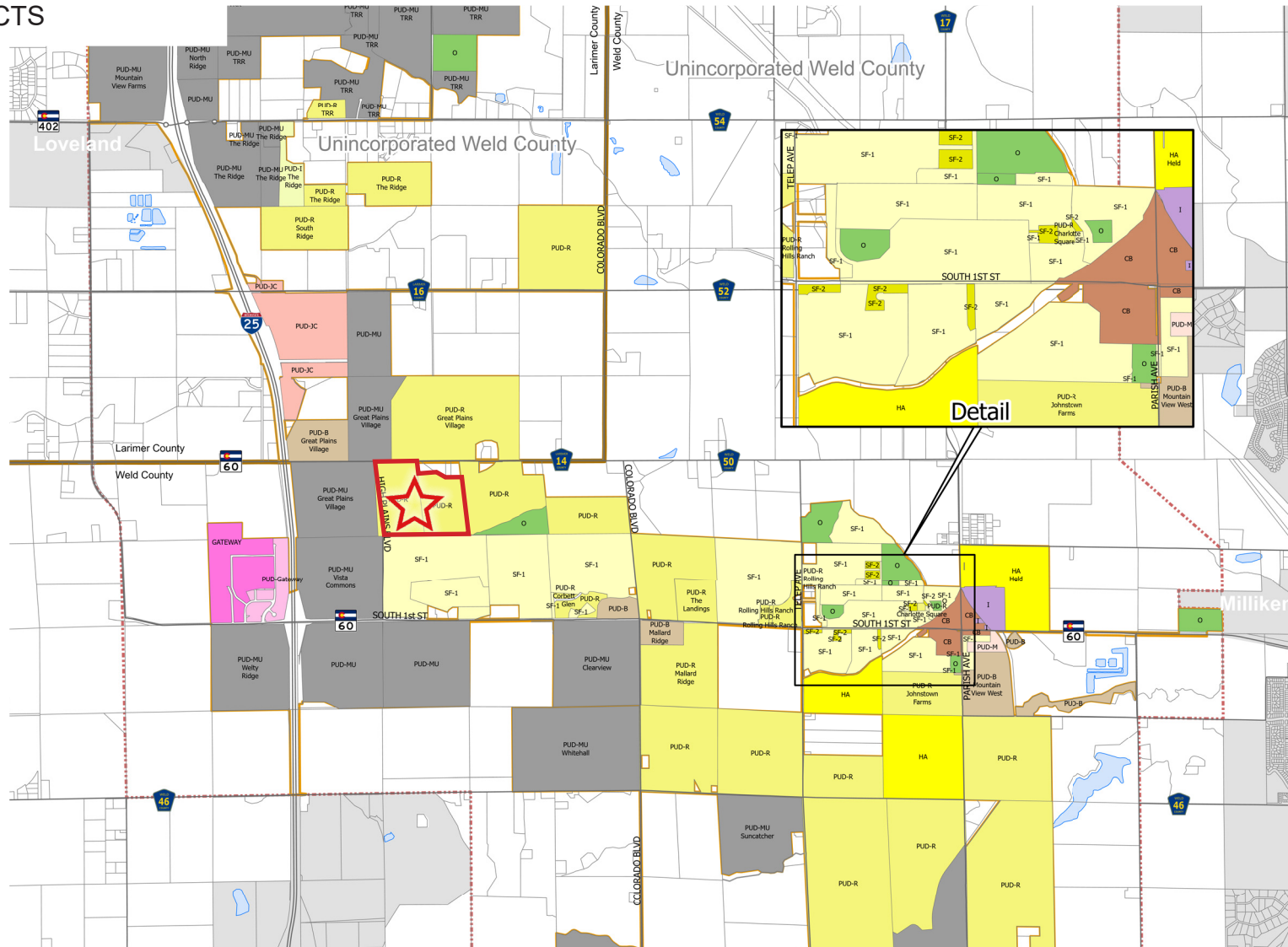


CONTEXTUAL MAP



JOHNSTOWN COMPREHENSIVE PLAN - 2006

ZONING DISTRICTS



- IN COMPLIANCE
WITH COMP. PLAN

- ## Legend
- | Zone Description | |
|---|-----------------------------|
|  | CB - Central Business |
|  | Gateway |
|  | HA, Holding Agriculture |
|  | I, Industrial |
|  | O, Open Space |
|  | PUD, No Underlying Zone |
|  | PUD-B, Business PUDs |
|  | PUD, Gateway |
|  | PUD-I, Industrial |
|  | PUD-JC, Johnson's Corner |
|  | PUD-M, Mobile Homes |
|  | PUD-MU, Mixed Use |
|  | PUD-R, Residential |
|  | Single Family 1 Residential |
|  | Single Family 2 Residential |
|  | Town Limits |
|  | GrowthManagementArea |

OVERALL DEVELOPMENT PLAN

HIGH PLAINS ESTATES

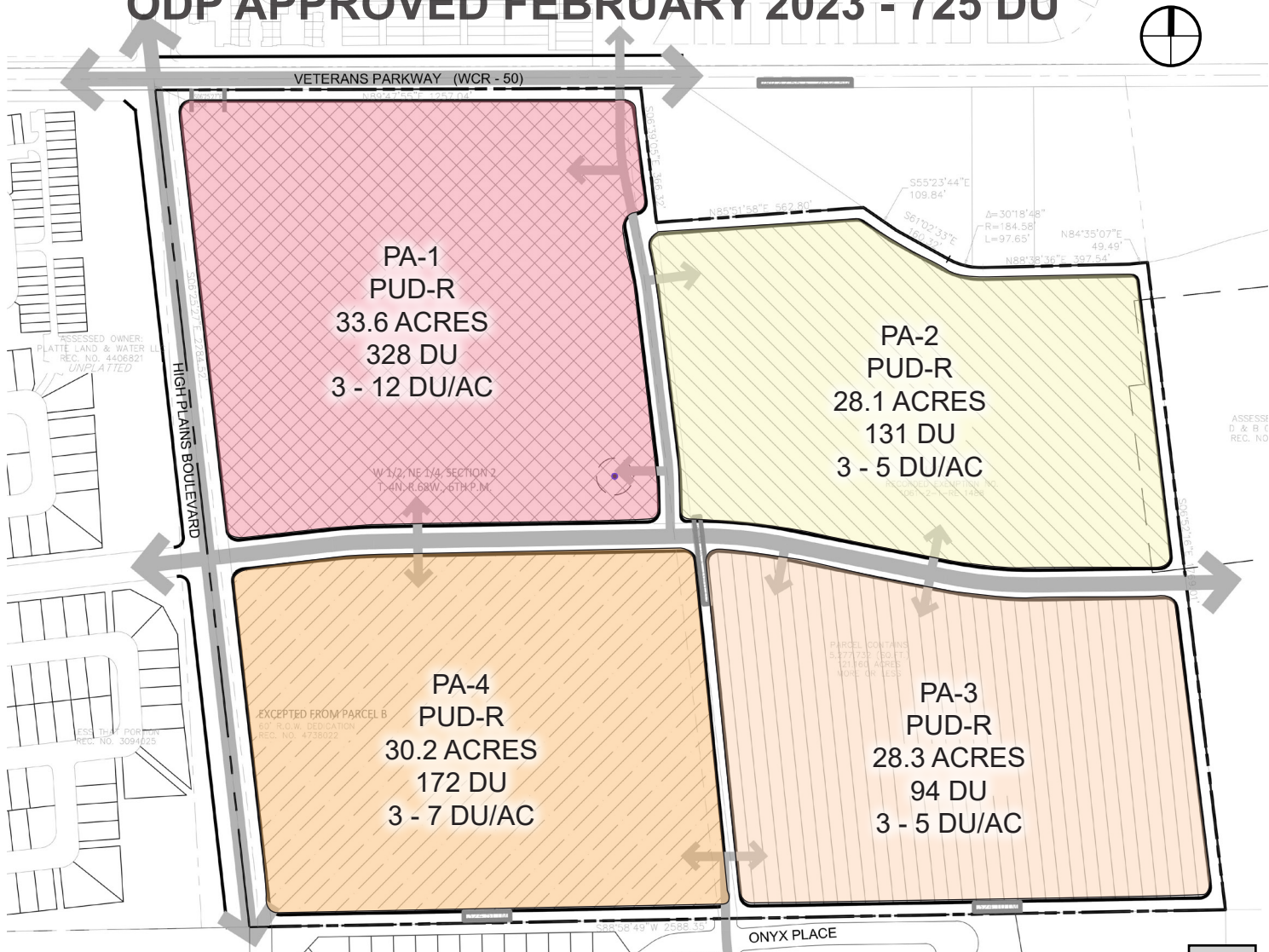
- PLANNING AREAS, LAND USES, AND UNDERLYING ZONING IS CONSISTENT WITH THE KLEIN 125 ANNEXATION ODP .
- VARIETY OF HOUSING TYPES ATTRACTIVE TO A DIVERSE POPULATION
- DEVELOPMENT STANDARDS ARE CONSIDERATE OF ADJACENT NEIGHBORHOODS.
- HIGHER DENSITY DEVELOPMENT IS PROPOSED ADJACENT TO HIGH PLAINS BOULEVARD AND VETERANS PARKWAY WHICH ARE ARTERIAL STREETS.
- AN INTERCONNECTING SYSTEM OF PEDESTRIAN WAYS, OPEN SPACE AND PARKS IS PROVIDED.
- SERVICES ARE READILY AVAILABLE GIVEN BOTH EXISTING AND PROPOSED NEIGHBORHOODS IN THE IMMEDIATE VICINITY OF THE SITE.
- LAND WAS PREVIOUSLY DEDICATED FOR HIGH PLAINS BOULEVARD TO ENABLE THE MORE IMMEDIATE CONSTRUCTION OF THE ROAD.

PRELIMINARY LOT MIX

Lot Frontage	Lot Size	Home Type	Estimated Dwelling Unit
60-feet	6,000 SF	SFD	94
50-feet	5,000 SF	SFD	107
40-feet	4,000 SF	SFD	131
35-feet Rear Loaded	3,000 SF	SFD	121
25-feet Rear Loaded 30-feet Front Loaded	2,000 SF 2,400 SF	Paired Homes	272
20-feet	1,320 SF	Cluster	
22-feet	1,760 SF	Townhomes	
Maximum Number of Dwelling Units			725

ORIGINAL KLEIN 125 ANNEXATION 2004 - 931 DU

ODP APPROVED FEBRUARY 2023 - 725 DU



CONCEPTUAL SITE PLAN



TRAFFIC IMPROVEMENTS

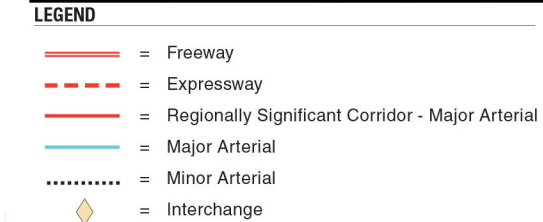
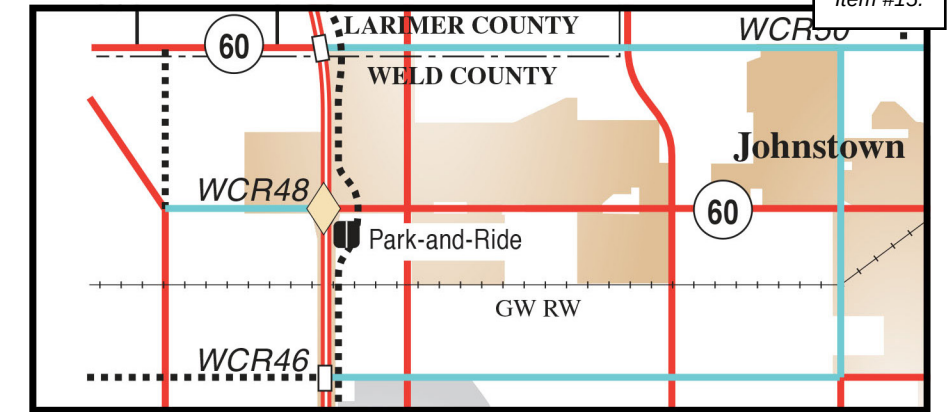
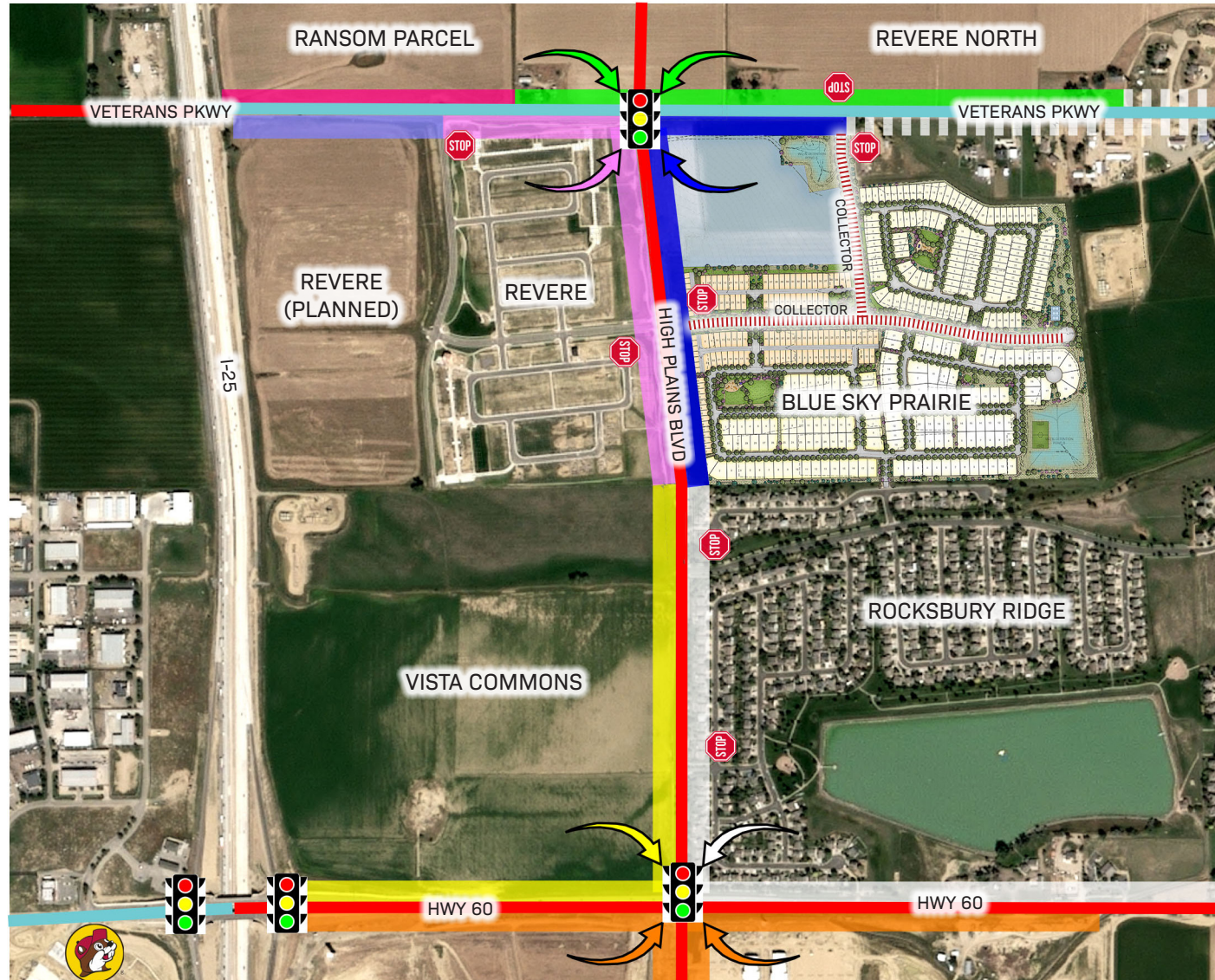
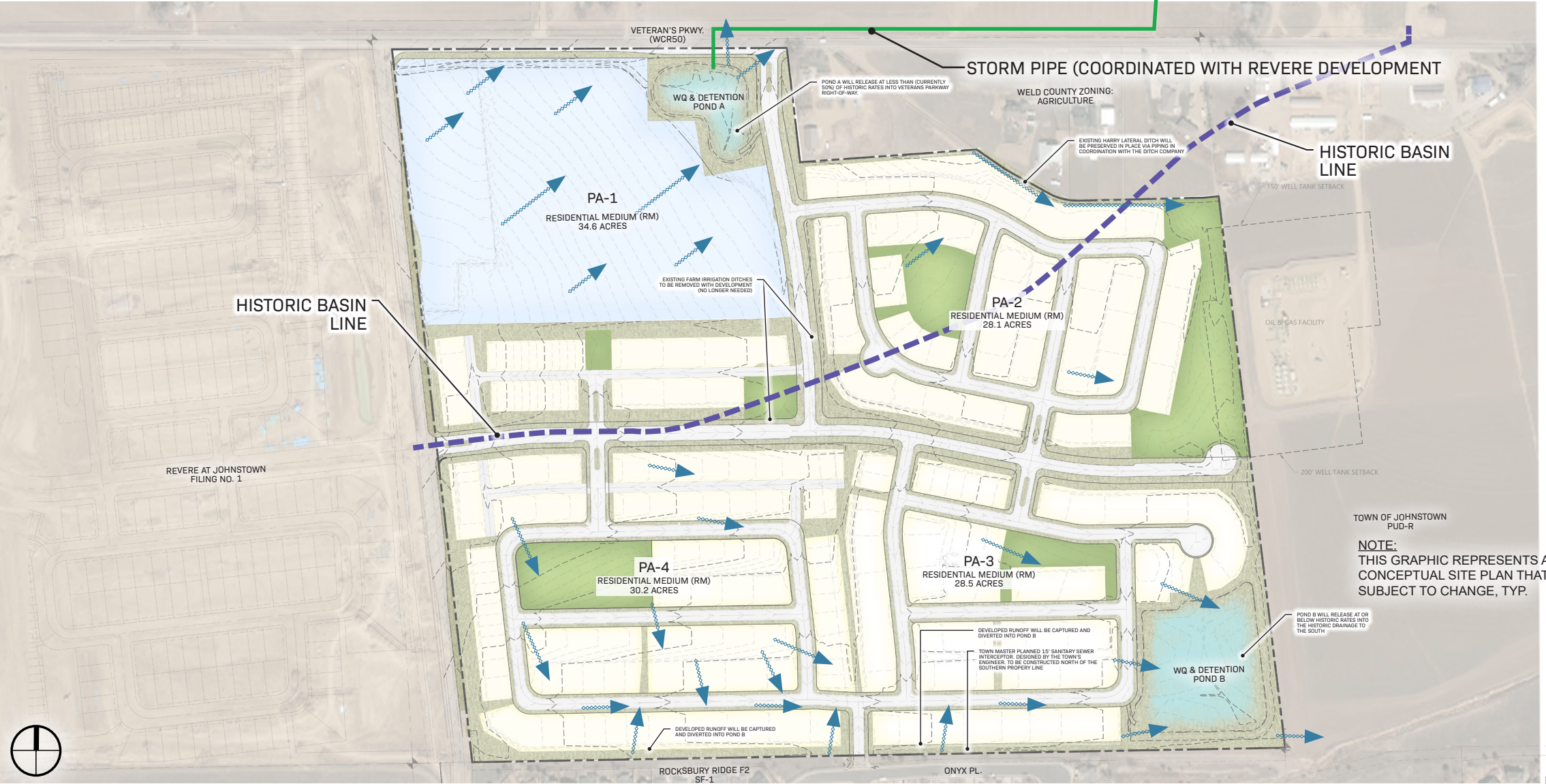


Figure 11

Roadway Plan
Johnstown Transportation Plan, 07-117, 12/11/07



ILLUSTRATIVE DRAINAGE PLAN



PARKS, TRAILS & OPEN SPACE

PARKS, TRAILS & OPEN SPACE MASTER PLAN



PARKS, TRAILS & OPEN SPACE



LAND SUMMARY ¹				
	ACRES TOTAL	% TOTAL	ACRES OPEN SPACE	% OPEN
LOT AREA	47.67 AC	48.23%	N/A	N/A
ARTERIAL ²	0.87 AC	0.88%	0.46 AC	0.47%
COLLECTOR ³	6.94 AC	7.02%	2.80 AC	2.83%
LOCAL ROADWAY ⁴	17.12 AC	17.32%	0.91 AC	0.92%
TRACT OPEN SPACE	24.10 AC	24.39%	24.10 AC	24.32%
ALLEY AREA	2.13 AC	2.16%	N/A	N/A
TOTALS ⁵	98.83 AC	100%	28.27 AC	28.60%

¹ EXCLUDING THE FUTURE SFA DEVELOPMENT PARCEL & POND A
² BASED ON THE TYPICAL SECTION, 34.2% OF THE ROW IS TREE LAWN & SIDEWALK
³ BASED ON THE TYPICAL SECTION, 38.75% OF THE ROW IS TREE LAWN & SIDEWALK
⁴ BASED ON THE TYPICAL SECTION, 40% OF THE ROW IS TREE LAWN & SIDEWALK IF ADJACENT TO OPEN SPACE

PARKS AND OPEN SPACE

- TOTAL SITE AREA: 121.16 Acres
 - 19.998 Acres (Outlot GG - Future Development) -
 - 2.335 Acres (Outlot A) - Detention Pond
- NET SITE AREA: 98.827 Acres

COMMON AND PUBLIC OPEN SPACE DATA			
	OPEN SPACE (20% of total)	PARK SPACE (10% of total)	USABLE OPEN SPACE + PARK (30% of total)
REQUIRED	19.76	9.89	29.65
PROVIDED	19.17	9.89	29.06

Notes:

- Outlot GG shall provide 30% open space area.
- All Public and Common Open Space dedications shall occur at the time of Final Plat. The dedications shall be on a community-wide basis. However, each Final Plat does not need to stand alone in meeting open space and park land dedication. Public and Common Open Space dedication shall be defined for each application, whether it be within the application or satisfied by previous applications or future applications. A tracking table of Public and Common Open Space shall be provided with each Final Plat/Final Development Plan application.
- The .59 acres of open space shortage shall be met by providing additional amenities in the parks. The extra amenities shall be indicated at the time of Final Plat/Final Development Plan.
- Park credit may extend to the top back of curb for the streets adjacent to the parks as the walks will meander away from the street and through the parks.
- Open space credit is to include the enhanced landscape areas from within the right-of-way from the back of curb to the lot lines along Waterbirch Avenue, High Plains Boulevard and Collector Street A. Enhancements along these streets include:
 - Alley-loaded homes facing a portion of both High Plains Boulevard and Waterbirch Avenue creating a pleasing and engaging streetscape.
 - Meandering 10-walk along High Plains Estates Boulevard and a 6-foot walk along Waterbirch Avenue are provided with seat nodes and enhanced landscaping creating a significant streetscape image that is comfortable for the user.
 - Portions of Waterbirch Avenue are adjacent to park space where the walk can meander further into the open area creating a more open feel along the streetscape.
 - The entries into the neighborhood from High Plains Boulevard and Veterans Parkway will have a median with signage and landscaping announcing arrival to the neighborhood and create the start of the significant streetscape image.

LOT SUMMARY TABLE	
TOTAL ACREAGE	121.16 AC
TOTAL ACREAGE ¹	98.83 AC
ROADWAY OPEN SPACE ²	4.17 AC
TRACT ACREAGE ³	24.10 AC
OPEN SPACE % ¹	28.60%
PARK ACREAGE ¹	9.89 AC
PARK % ¹	10.00%
PA1 FUTURE ACREAGE ⁴	22.33 AC
PA1 FUTURE OPEN SPACE	30% (6.70 AC)
TOTAL OPEN SPACE	34.97 AC
OVERALL OPEN SPACE %	28.86%

¹ EXCLUDING THE FUTURE SFA DEVELOPMENT PARCEL & POND A
² AS CROSS-HATCHED GREEN IN PLAN VIEW
³ TRACT ACREAGE DOES NOT INCLUDE ALLEYS
⁴ INCLUDES POND A

OUTLOT	ACREAGE	OWNERSHIP	MAINTENANCE	USE	OS CREDIT ACREAGE	PARK CREDIT ACREAGE
A	2.335	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	FUTURE OPEN SPACE/DETENTION	0	0
B	1.122	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
C	0.386	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
D	0.59	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
E	0.466	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.466
F	0.586	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.586	0
G	0.686	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.686	0
H	0.204	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.204	0
I	0.487	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.487	0
J	0.525	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.525
K	0.422	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.422	0
L	0.013	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	ALLEY	0	0
M	0.234	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.234	0
N	0.375	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.375	0
O	0.031	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.031	0
P	1.067	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	1.067	0
Q	2.079	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	2.079
R	0.100	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE/LANDSCAPE	0.1	0
S	0.768	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE/LANDSCAPE	0.768	0
T	1.051	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	1.051	0
U	5.465	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / TRAIL/DETENTION	5.465	0
V	0.902	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	0.902
W	0.126	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.126	0
X	0.591	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / DETENTION/SS	0.591	0
Y	0.212	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / TRAIL/SS	0.212	0
Z	0.682	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.682	0
AA	3.709	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	PARK	0	3.709
BB	1.414	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE/LANDSCAPE	0	1.414
CC	0.227	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE/LANDSCAPE	0.227	0
DD	0.950	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.950	0
EE	0.411	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	0.411	0
FF	0.327	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE/DRAINAGE	0.327	0
CURBSIDE LANDSCAPE ADJACENT TO PARKS AND OPEN SPACE						
TOTALS	4.965	HIGH PLAINS METRO DIST	HIGH PLAINS METRO DIST	OPEN SPACE / LANDSCAPE	4.17	0.795

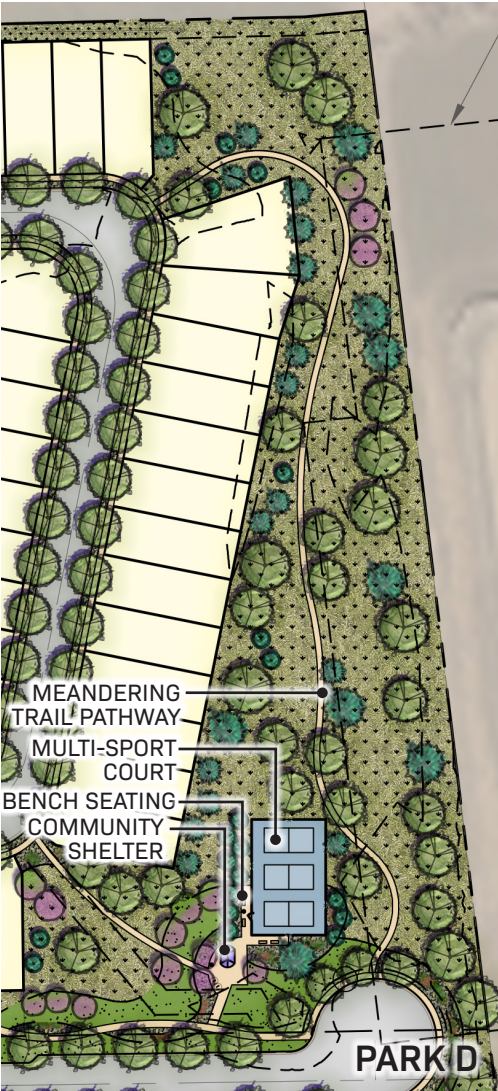
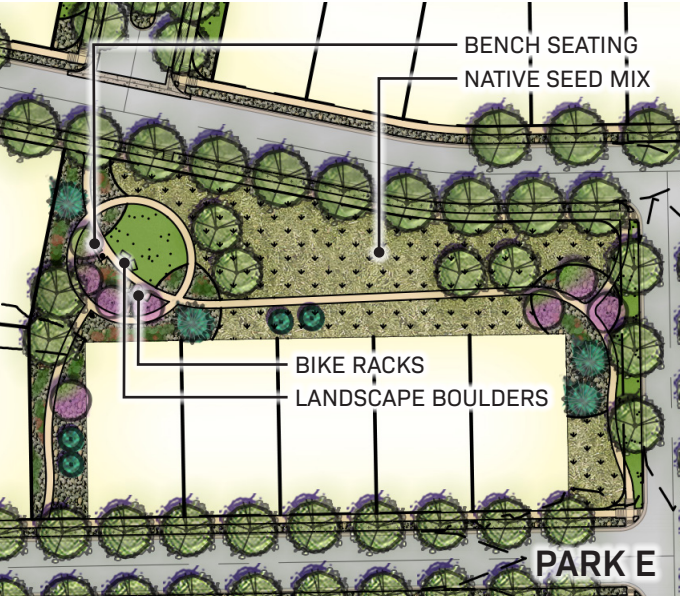
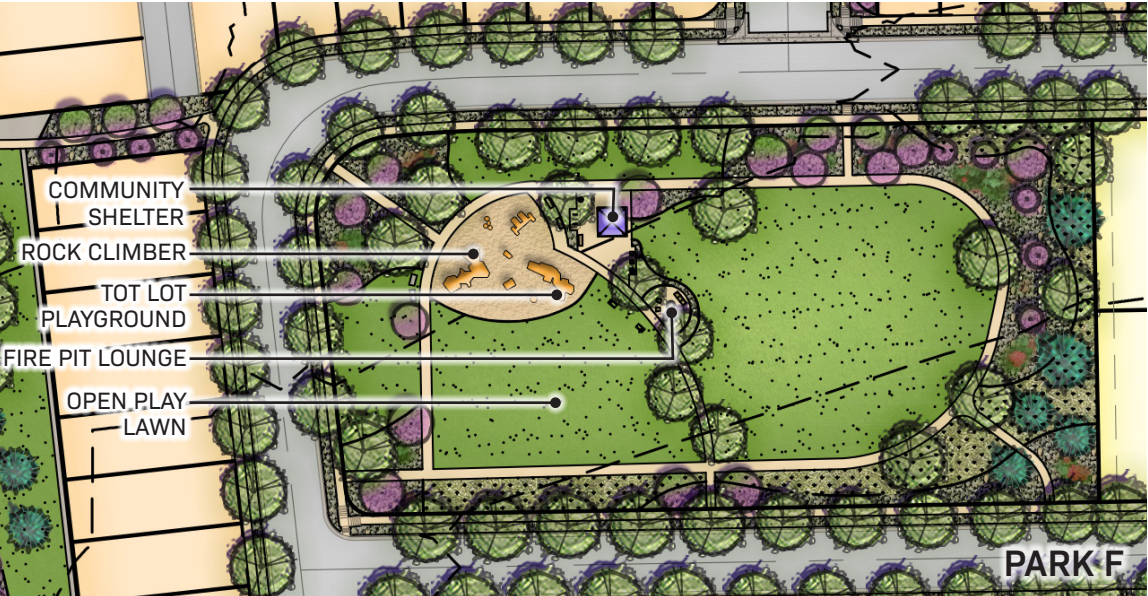
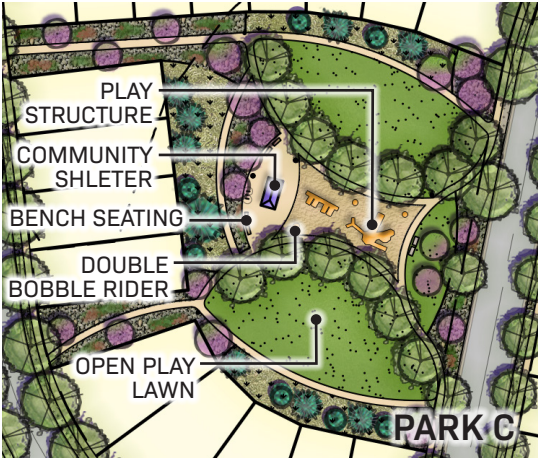
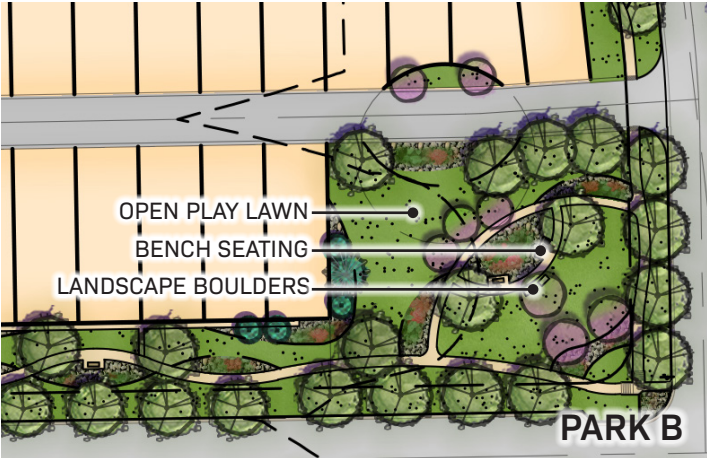
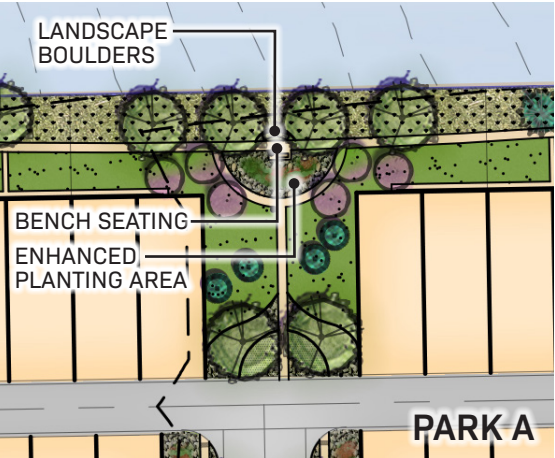
OVERALL LANDSCAPE AREA



WATERBIRCH AVENUE STREETScape IMPROVEMENTS



NEIGHBORHOOD PARKS

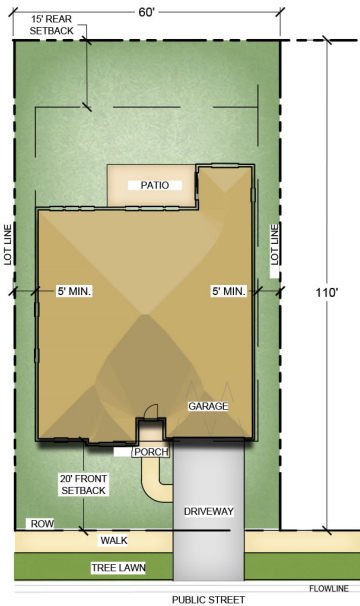


WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS

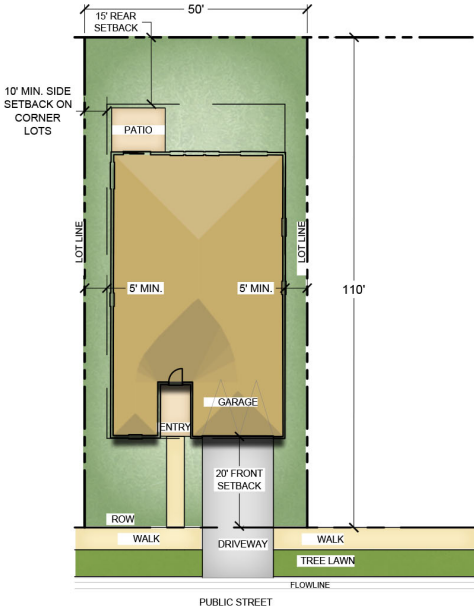


PROPOSED LOT TYPICALS

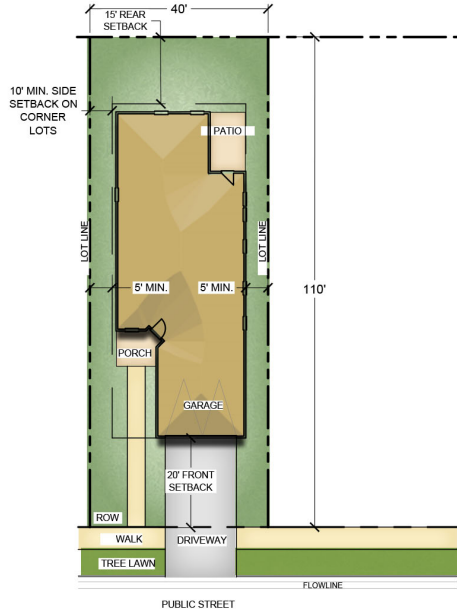
NEIGHBORHOOD LAYOUT TYPES



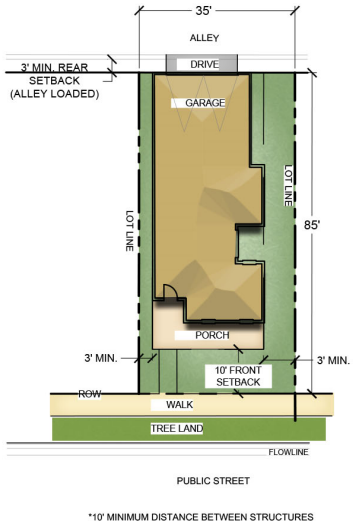
○ 50' SINGLE FAMILY DETACHED
FRONT LOADED 60' LOT TYPE



○ 40' SINGLE FAMILY DETACHED
FRONT LOADED 50' LOT TYPE



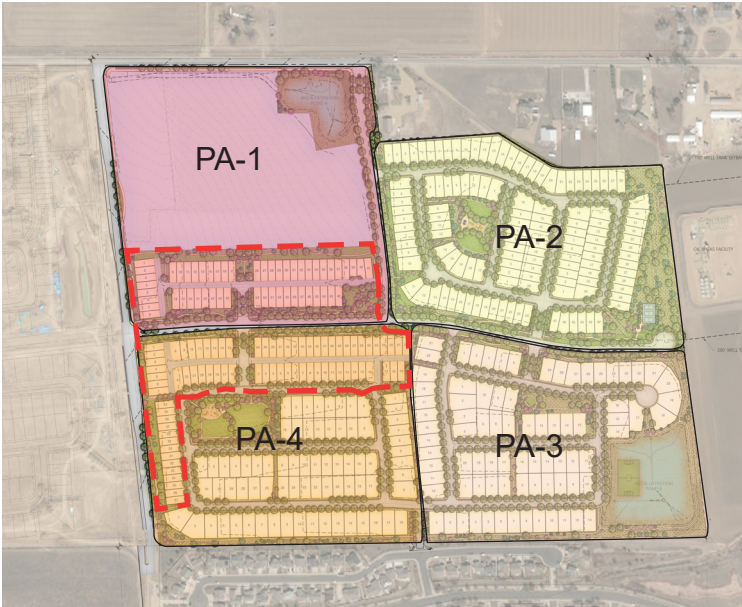
○ 30' SINGLE FAMILY DETACHED
FRONT LOADED 40' LOT TYPE



○ SINGLE FAMILY DETACHED 'NOOK'
ALLEY LOADED 35' LOT TYPE

NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE
WITH MARKET CONDITIONS, TYP.

ARCHITECTURE-HOME TYPES



PA-1 & PA- 4

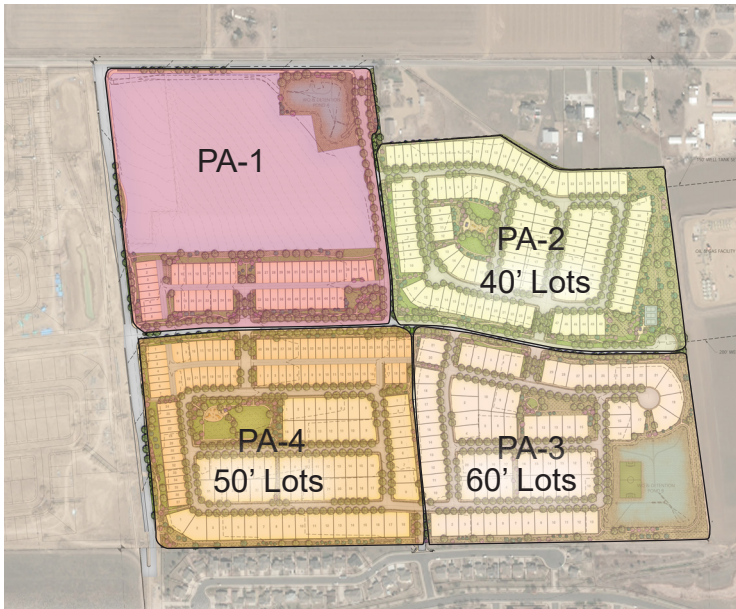
35' Lots / Alley-Loaded (SFD)
TWO STORY HOMES RANGING FROM
1,550 TO 2,150 SQ. FT.

 DENOTES ALLEY OR REAR-LOADED
LOTS



NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS, TYP.

ARCHITECTURE- HOME TYPES CONTINUED



PA-2, PA-3 & PA-4

40' Lots: Single-Family Detached (PA 2)

- RANCH HOMES RANGING FROM 1,150 to 1,465 SQ. FT.
- TWO STORY HOMES FROM 1,895 to 2,365 SQ. FT.

50' Lots: Single-Family Detached (PA 4)

- RANCH HOMES RANGING FROM 1,700 to 1,940 SQ. FT.
- TWO STORY HOMES FROM 2,475 to 2,695 SQ. FT.

60' Lots: Single-Family Detached (PA 3)

- RANCH HOMES RANGING FROM 1,790 to 2,195 SQ. FT.
- TWO STORY HOMES FROM 2,545 to 3,430 SQ. FT.



PA-2; 40' Lot



PA-3; 60' Lot



PA-4; 50' Lot

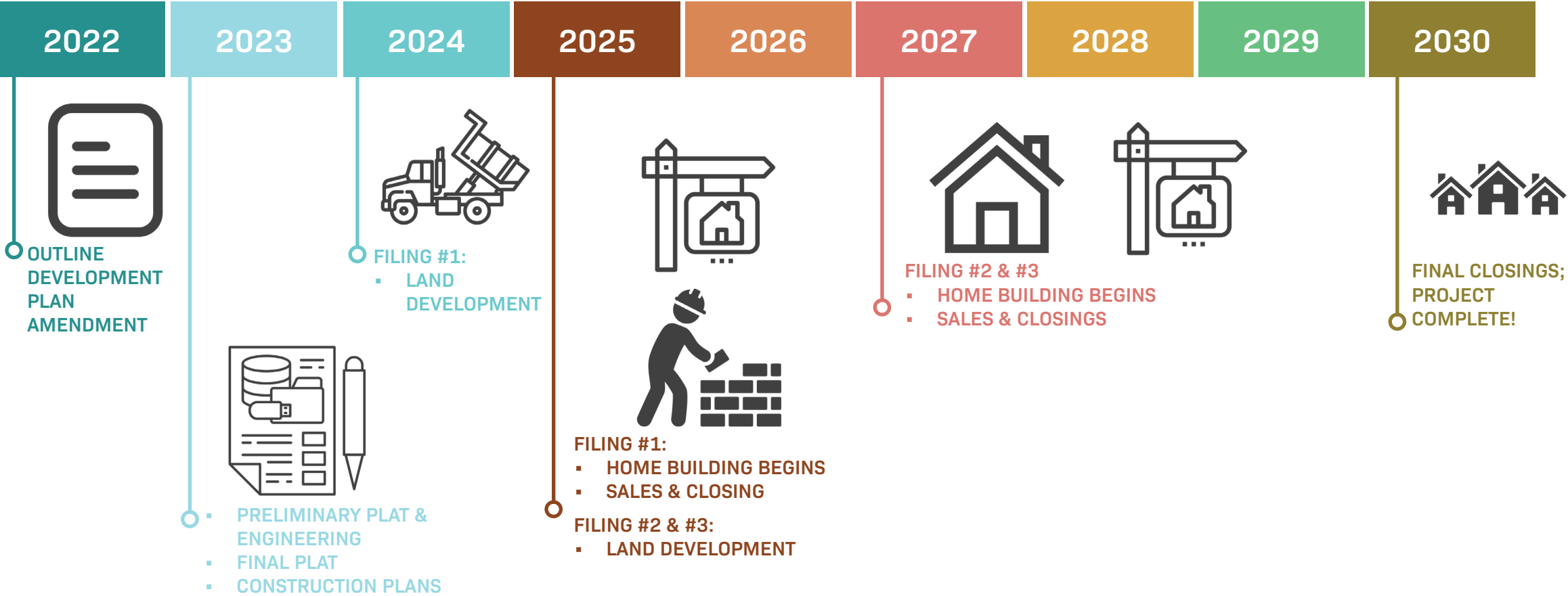
NOTE:
PLAN LINE-UP IS SUBJECT TO CHANGE WITH MARKET CONDITIONS. TYP.

APPROVAL CRITERIA

Review Criteria. (per Johnstown Land Use and Development Code effective May 11, 2023) A preliminary plat shall be reviewed according to the following criteria:

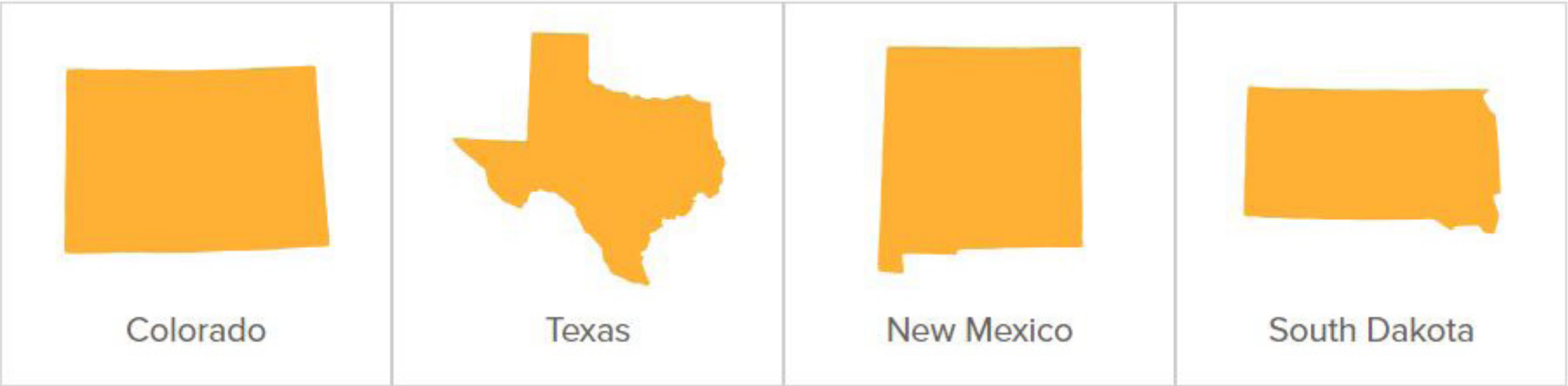
- A. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan. ✓
- B. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. ✓
- C. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards this Chapter and are coordinated with existing or potential development on adjacent property. ✓
- D. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district. ✓
- E. The application demonstrates a preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements. ✓
- F. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases. ✓
- G. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. ✓
- H. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area. ✓
- I. The plat has addressed issues of professional staff or any other public entity or review agencies asked to officially review the preliminary plat and received ✓

PROPOSED PROJECT DEVELOPMENT TIMELINE



NOTE:
THIS GRAPHIC REPRESENTS A CONCEPTUAL TIMELINE THAT IS SUBJECT TO CHANGE, TYP.

DEVELOPMENT TEAM

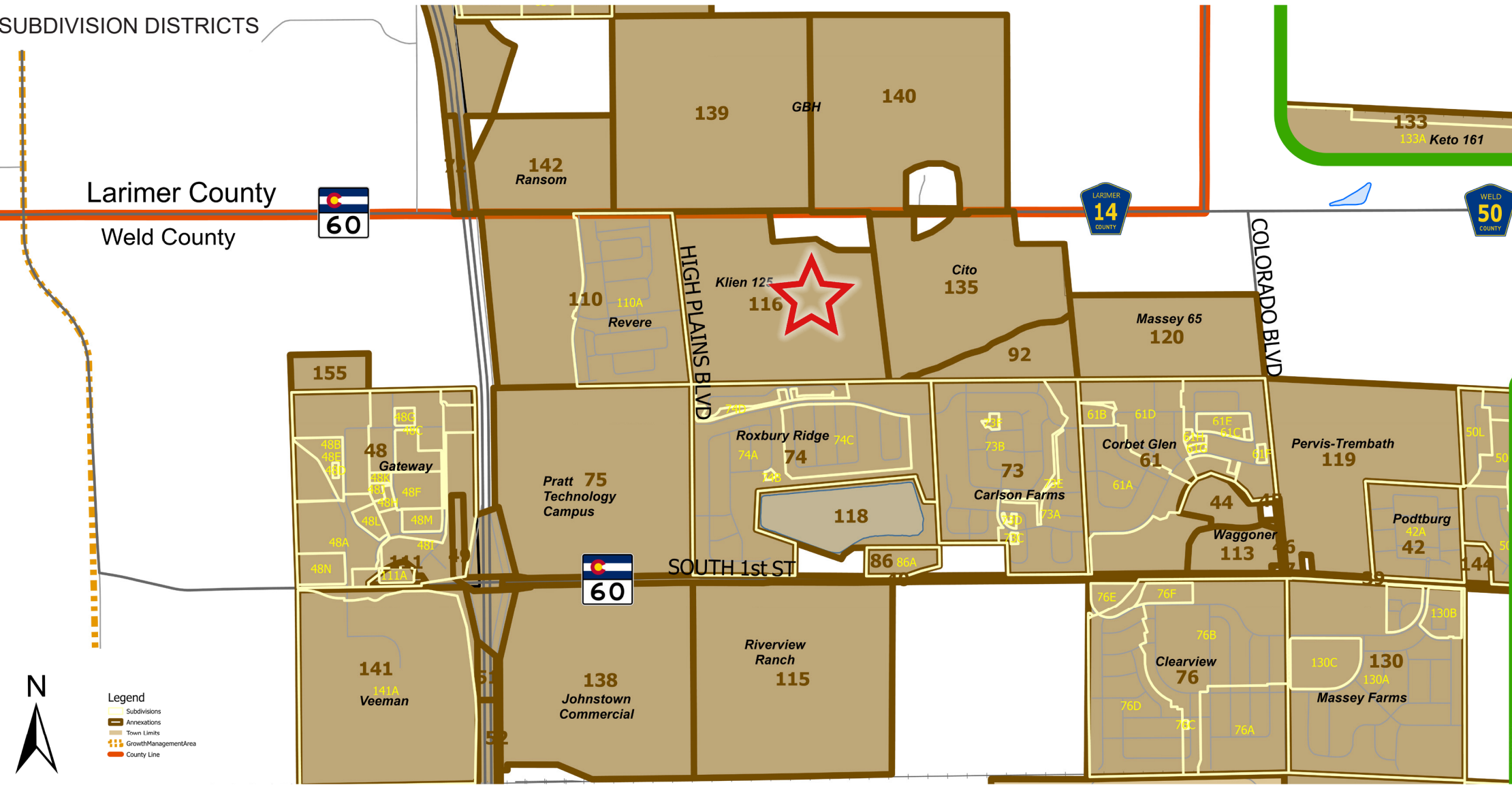




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SURROUNDING JOHNSTOWN DEVELOPMENTS

SUBDIVISION DISTRICTS



BACKGROUND TRAFFIC - YEAR 2024

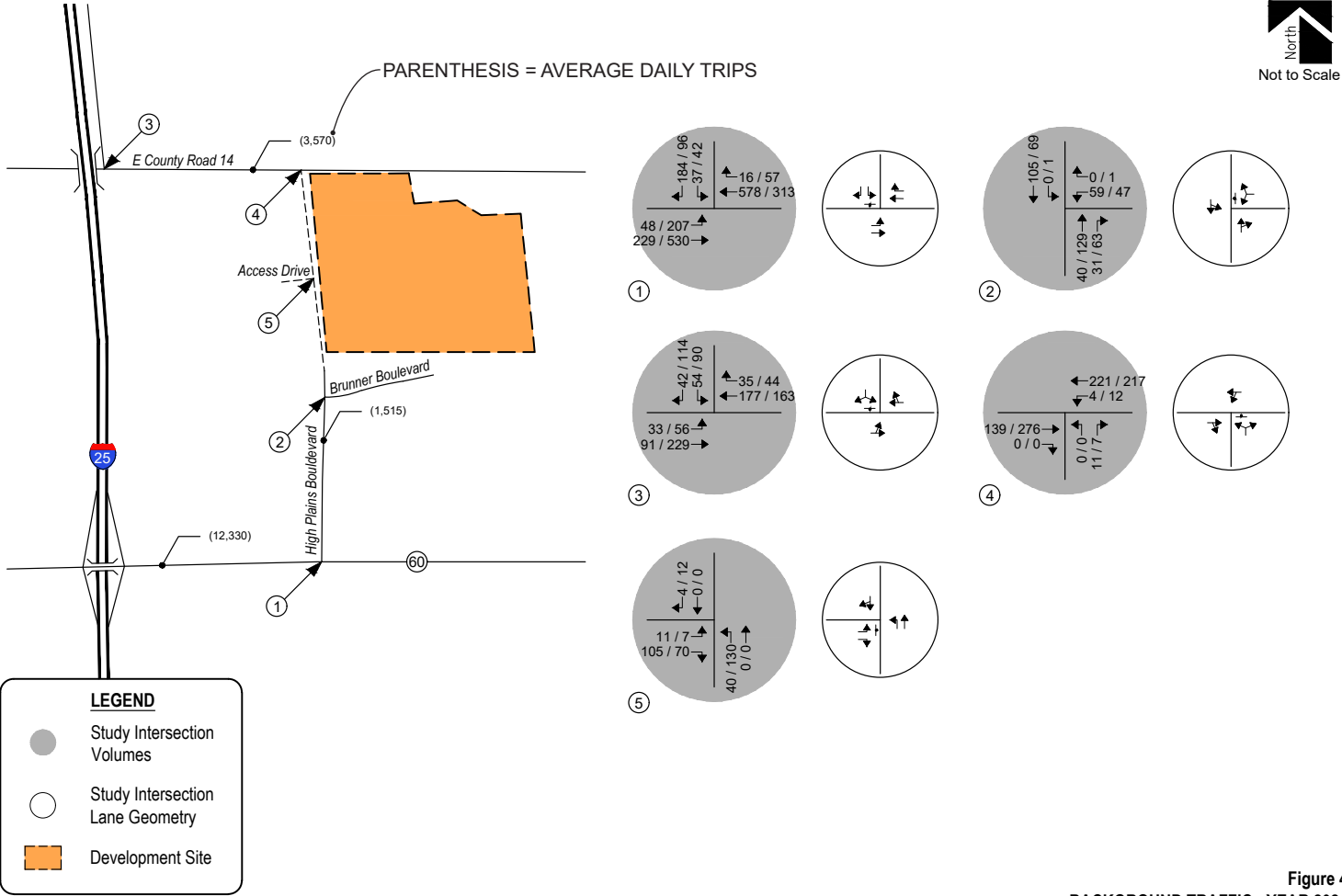


Figure 4
BACKGROUND TRAFFIC - YEAR 2024
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

BACKGROUND TRAFFIC - YEAR 2042

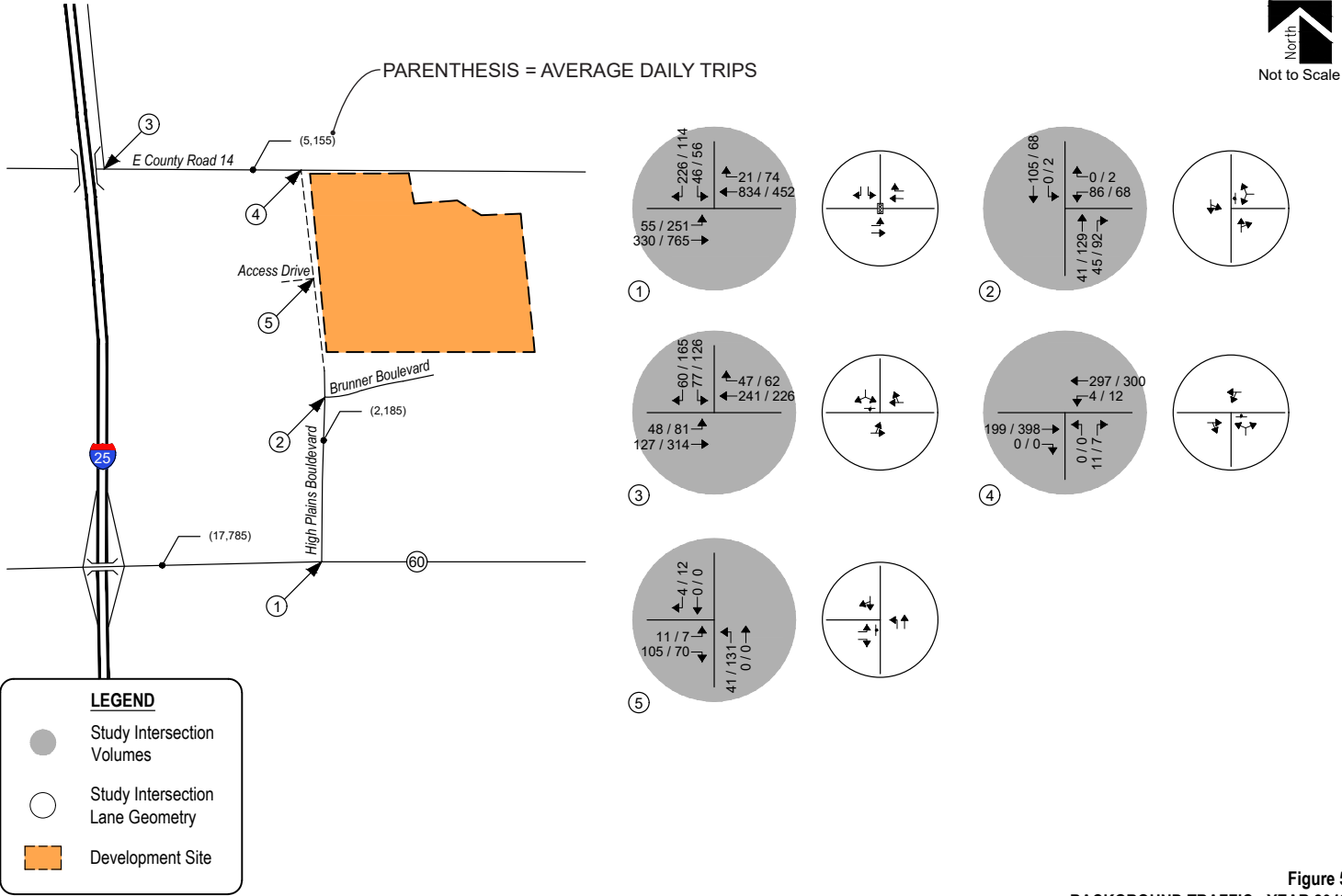
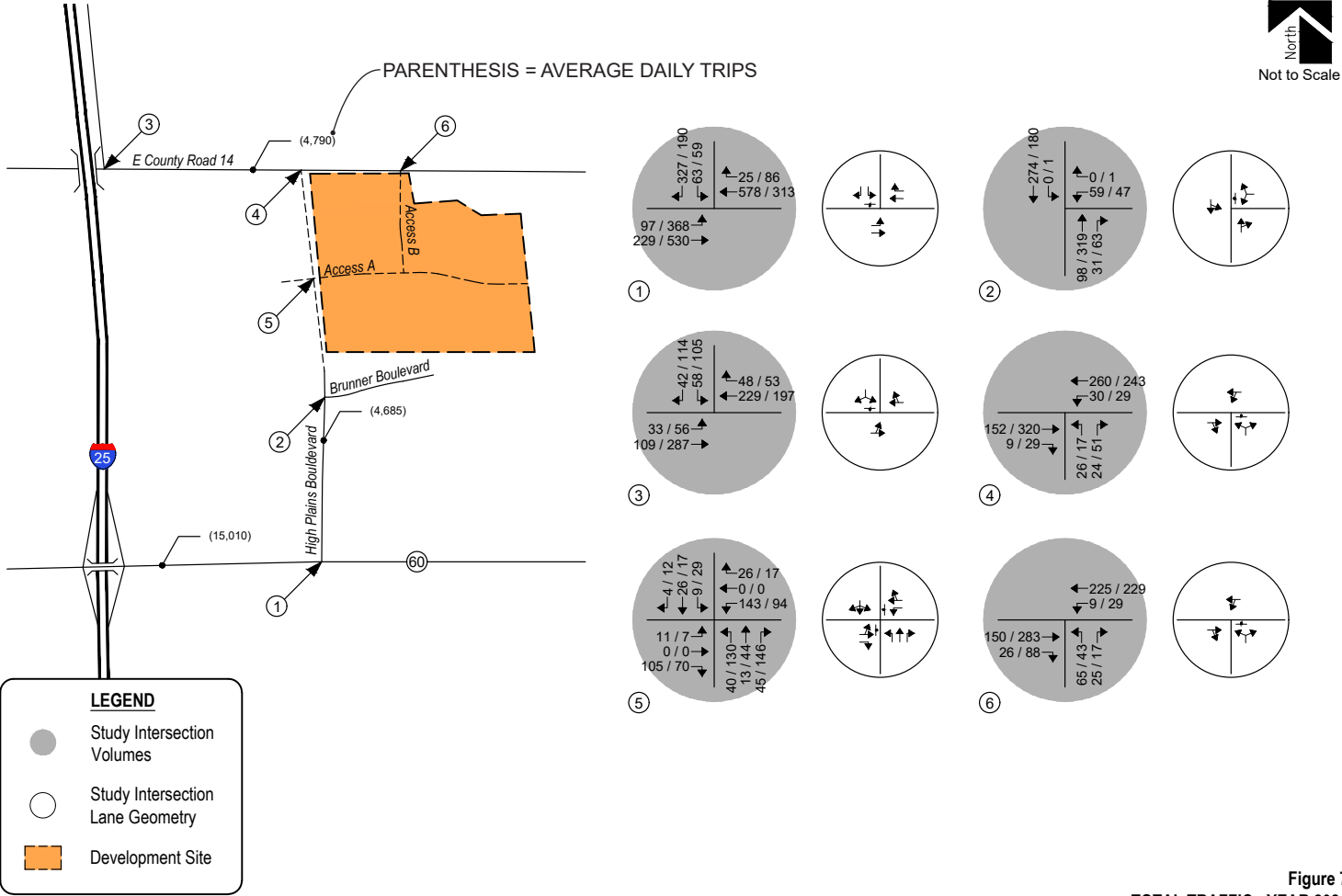


Figure 5
BACKGROUND TRAFFIC - YEAR 2042
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

TOTAL TRAFFIC - YEAR 2024



TOTAL TRAFFIC - YEAR 2042

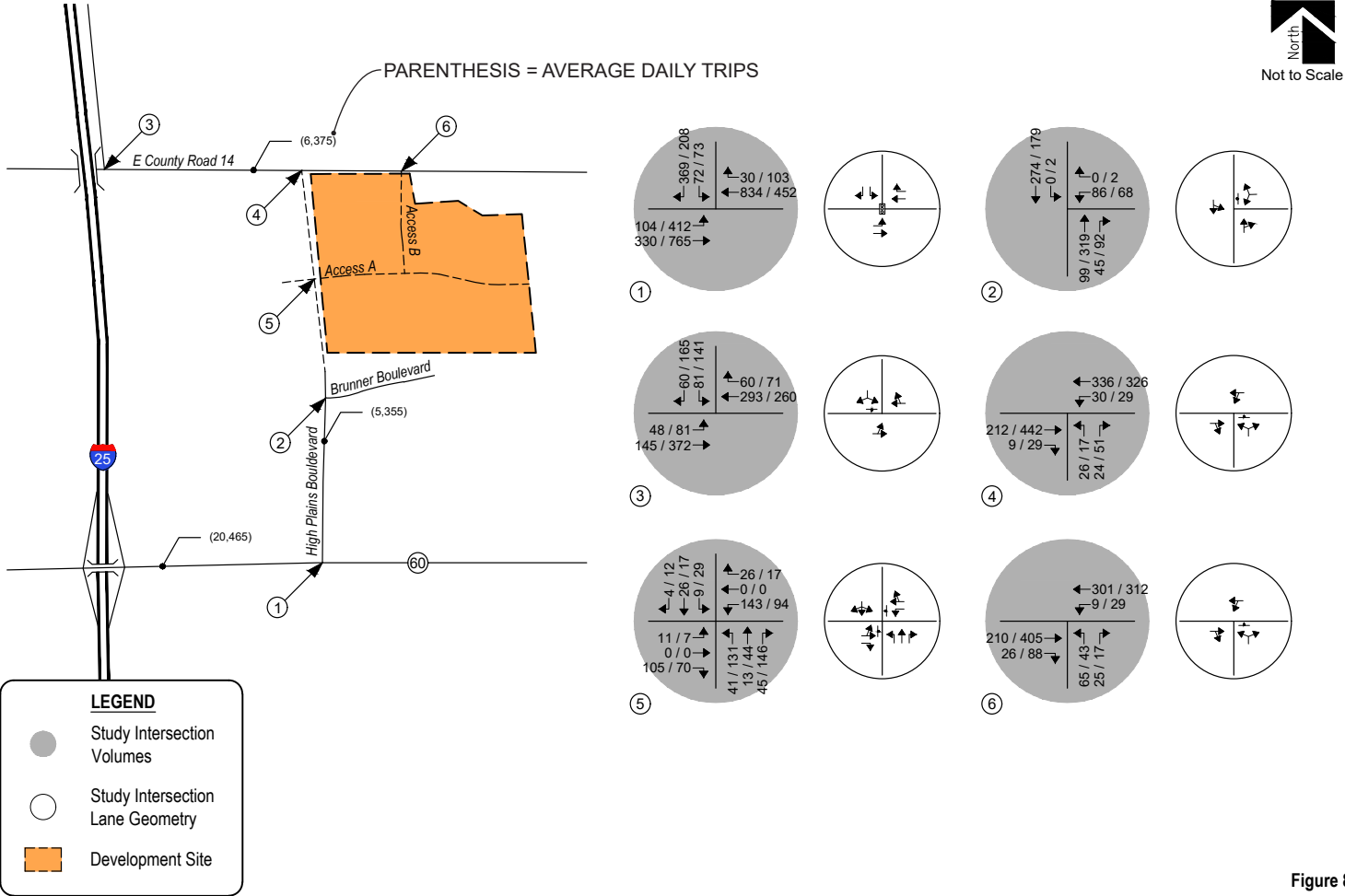


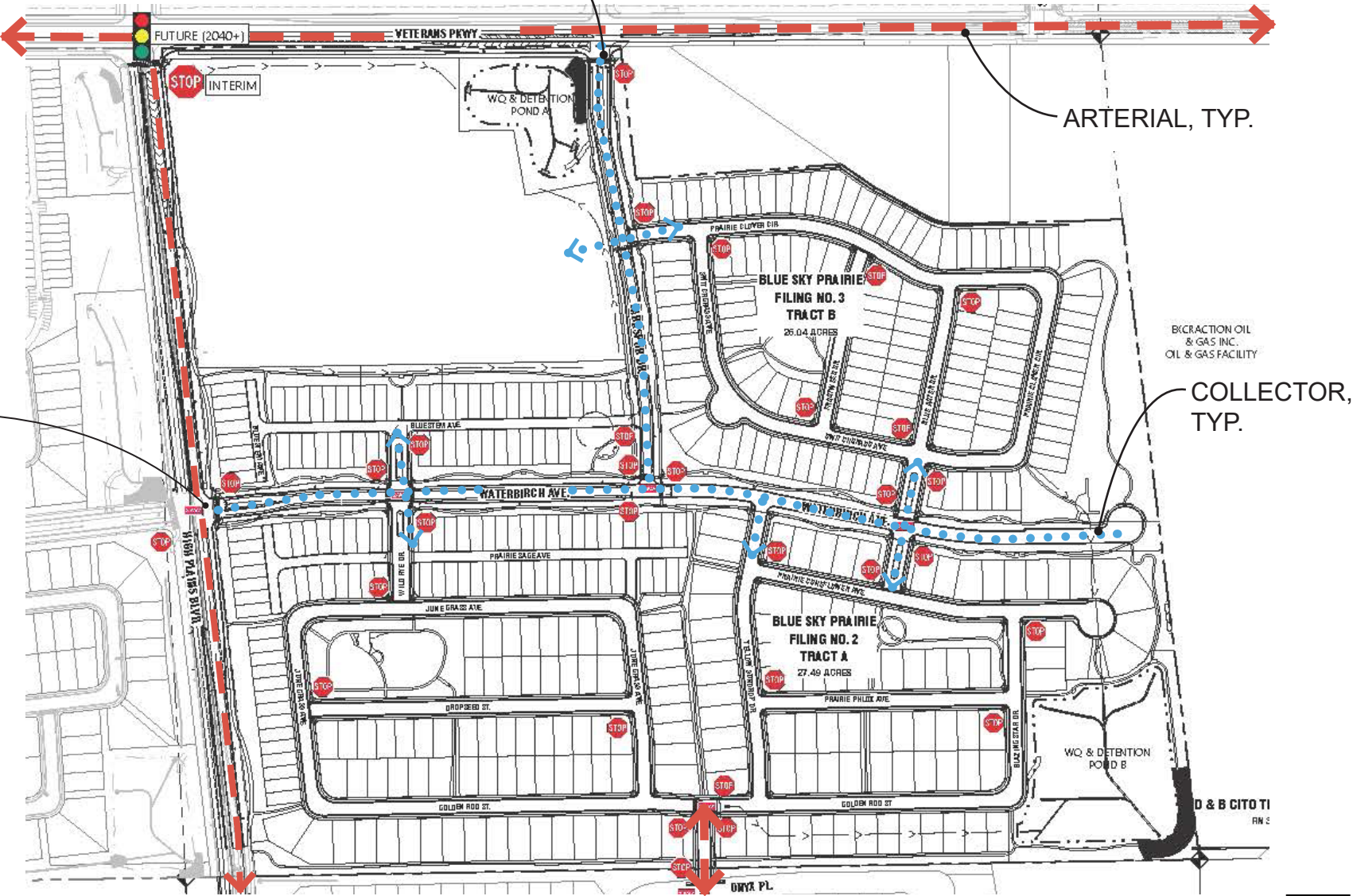
Figure 8
TOTAL TRAFFIC - YEAR 2042
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

MAJOR STREET NETWORKS

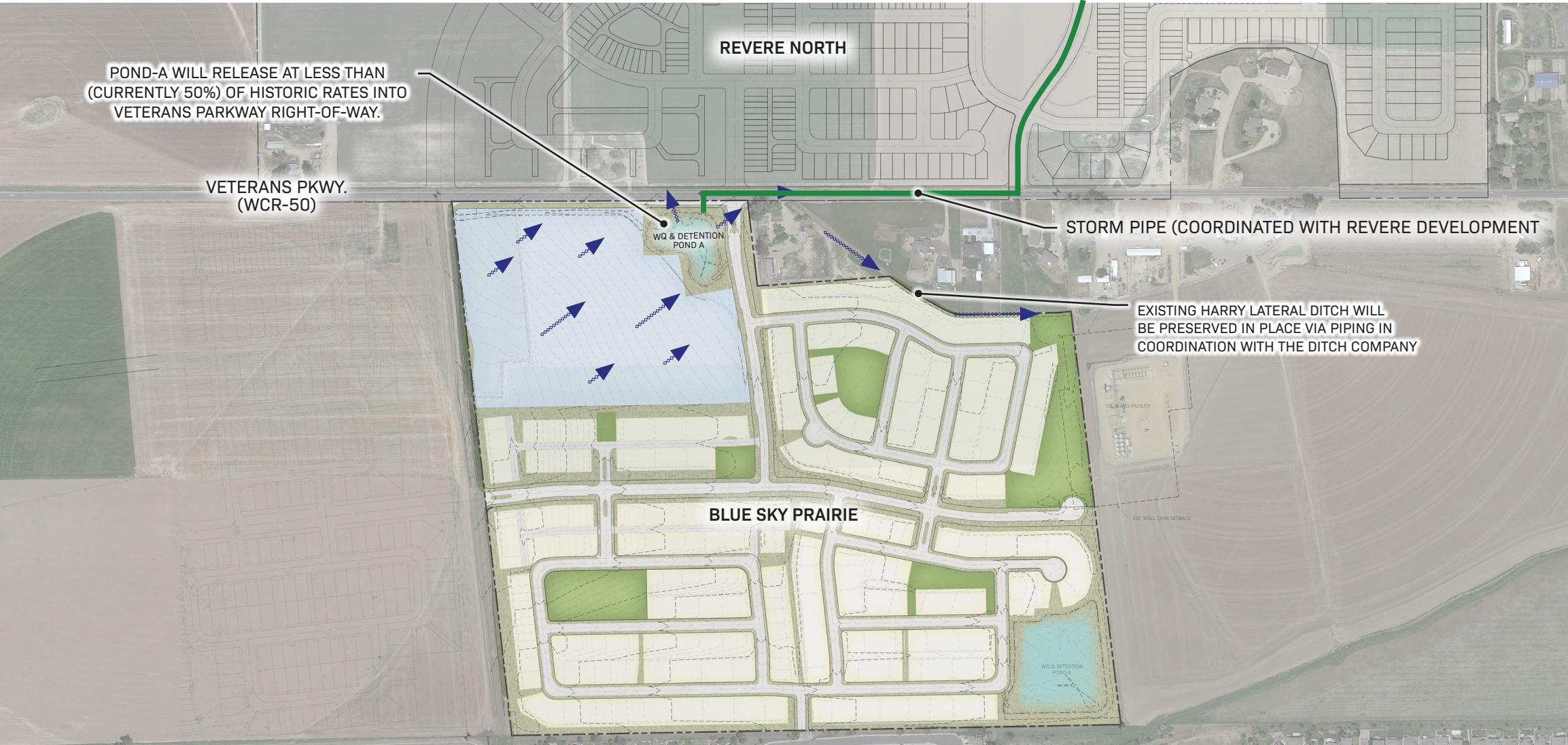
Waterbirch Avenue (Access A, East-West) and Larkspur Drive (Access B, North-South) are considered Collector Roadways and utilize two different street sections; one with parallel parking and one without. This variation, necking down at intersections and eliminating parallel parking along critical frontage and Single-Family Detached areas, will provide corridor variation intended to prevent the “urban highway” feel of the sections.

ACCESS A

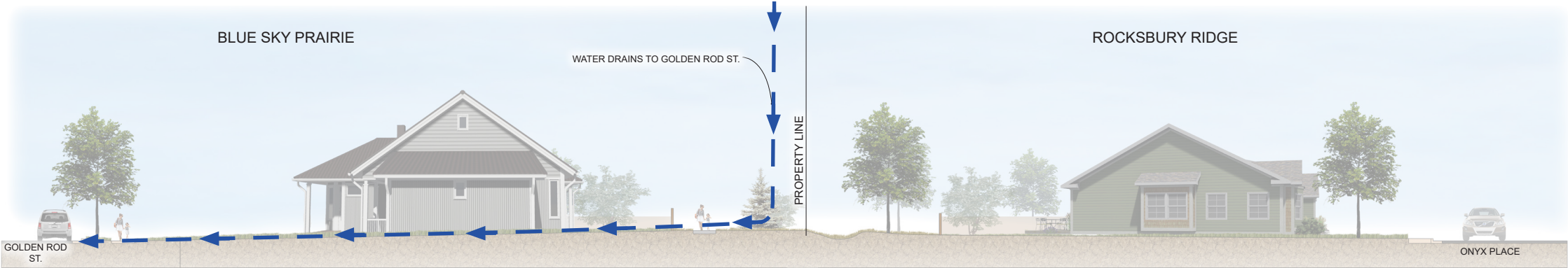
ACCESS B



DRAINAGE AT VETERANS PARKWAY

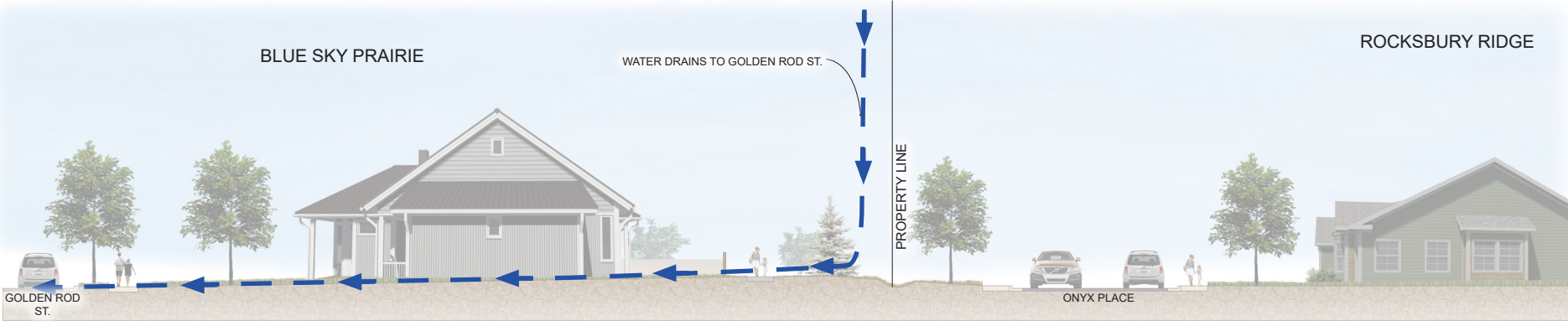


DRAINAGE AT SOUTHERN PROPERTY LINE



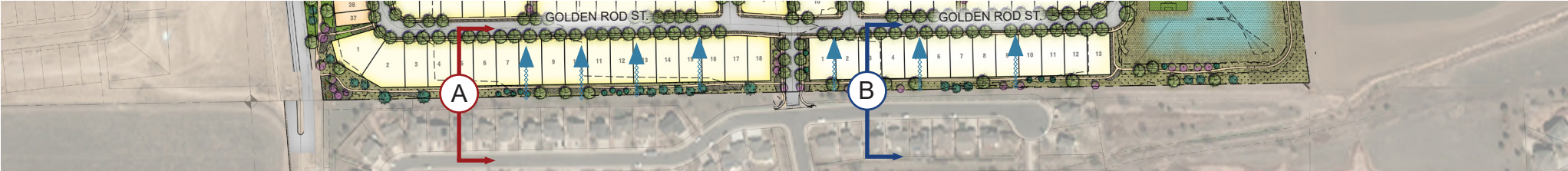
A SECTION A - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

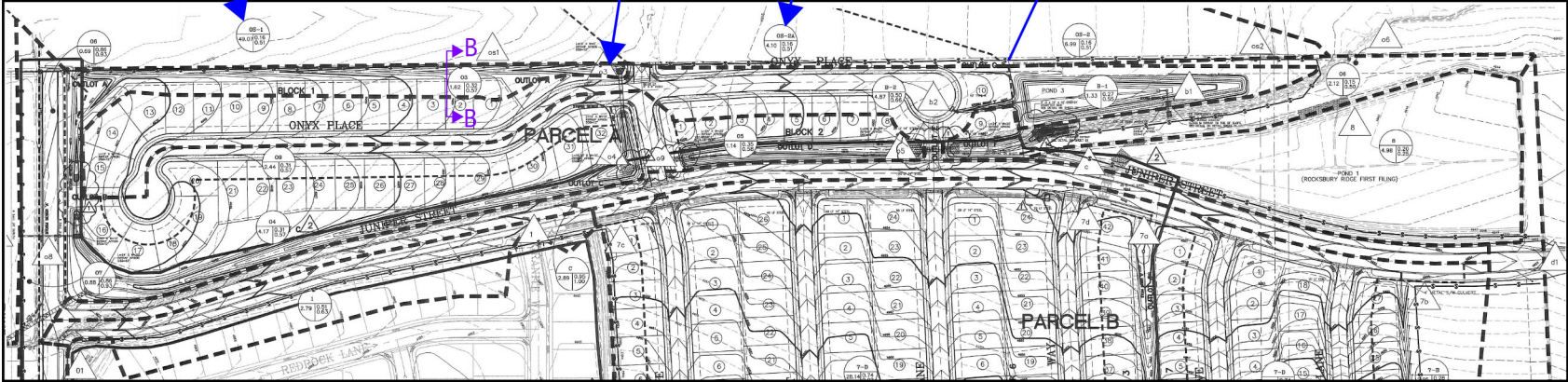
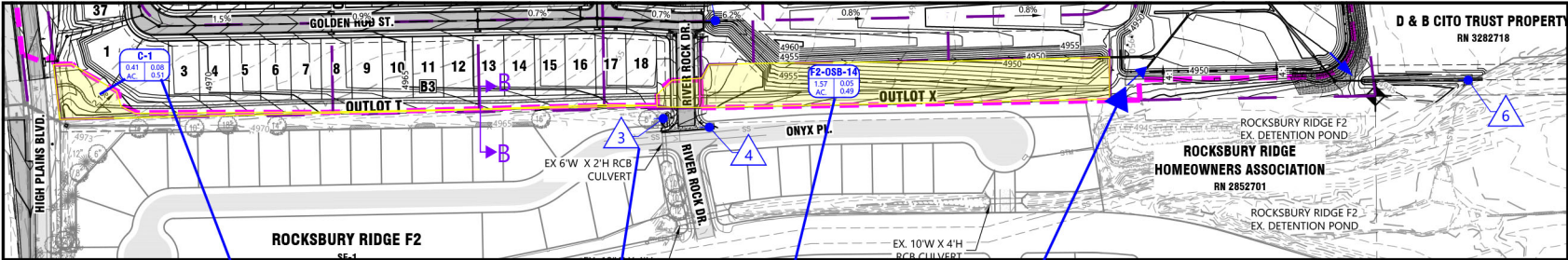


B SECTION B - DRAINAGE SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



ROCKSBURY RIDGE DRAINAGE



Final Drainage and Erosion Control Report

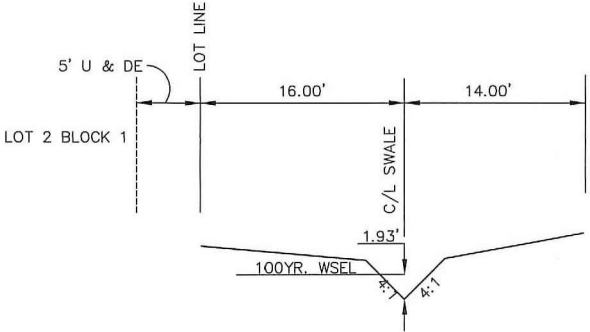
For

Rocksbury Ridge Second Filing

Johnstown, Colorado

Runoff Coefficients – Summary

Historic Site Breakdown			Area acres	Q5 (cfs)	Q100 (cfs)
Design Point	Contributing Sub-basins				
2	2		110.49		
4	4		5.62		
Developed Site Breakdown			Area acres	Q5 (cfs)	Q100 (cfs)
Design Point	Sub-basin				
os-2a	OS-2A		4.10	1.9	11.6
b2	OS-2A, B2		8.97	8.1	27.2
os-1	OS-1		49.07	9.6	57.5
o3	O3, OS-1		50.69	10.2	59.7



SWALE SECTION B-B

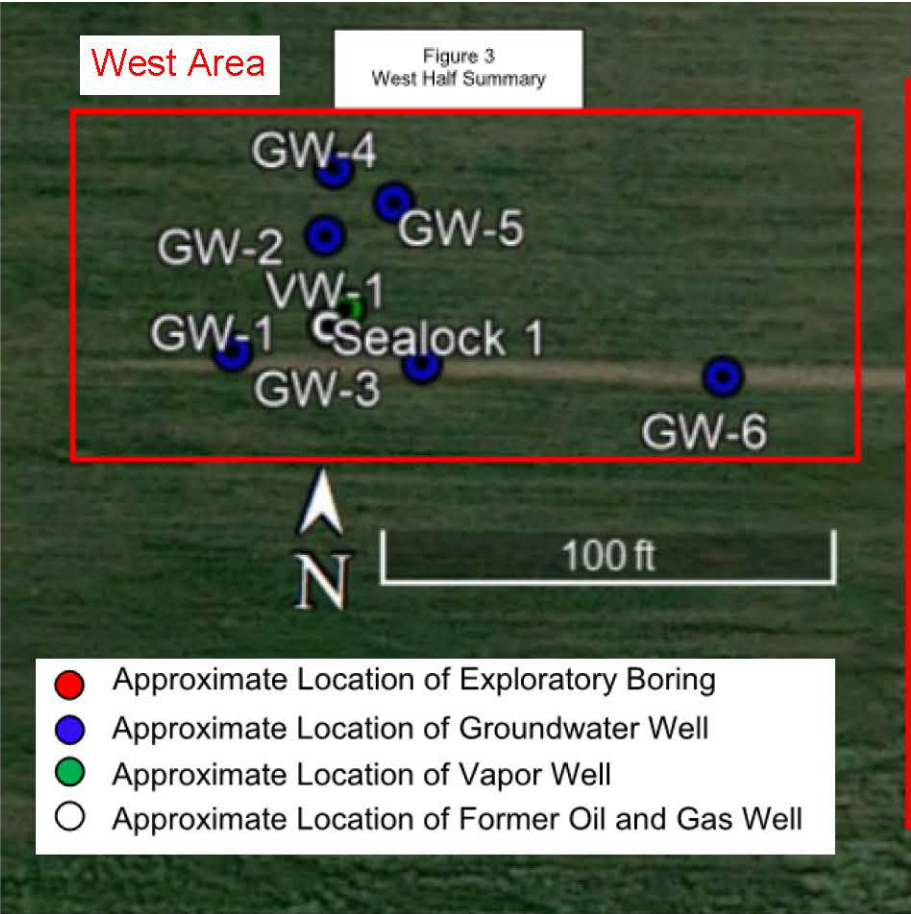
5. A triangular channel has been provided north of Block 1 and has been sized for design point o3.
- a. The swale has a flow depth of 1.93 feet.
- b. The design flow is 59.67 cfs.

Input Data	
Mannings Coefficient	0.035
Depth	1.93 ft
Left Side Slope	4.000000 H : V
Right Side Slope	4.000000 H : V
Discharge	59.67 cfs

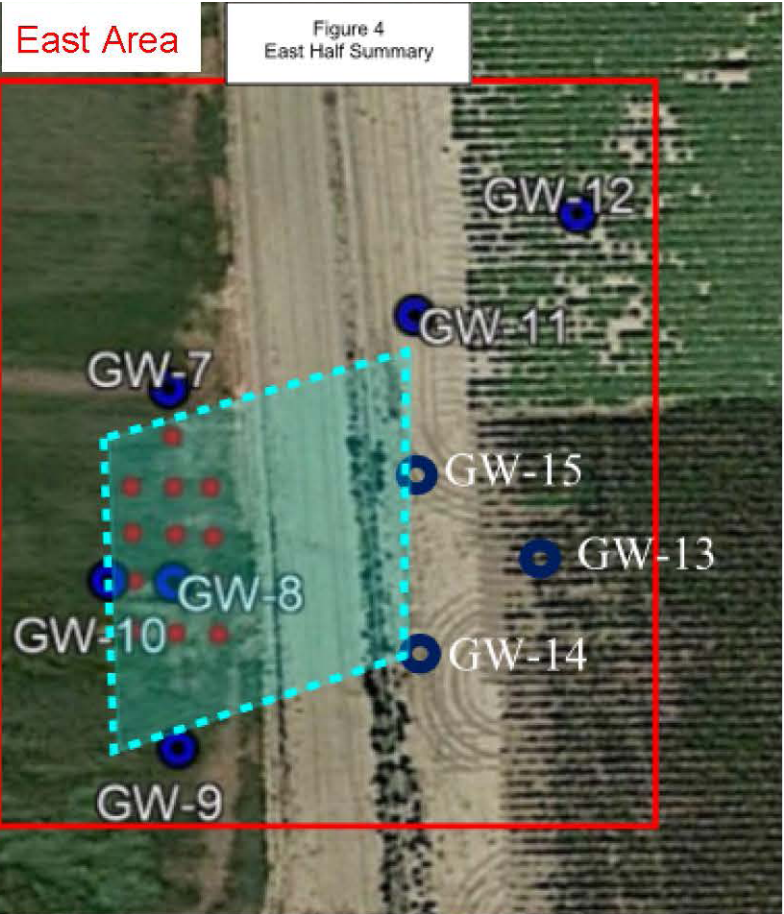
Results	
Channel Slope	0.009716 ft/ft
Flow Area	14.90 ft²
Wetted Perimeter	15.92 ft
Top Width	15.44 ft
Critical Depth	1.69 ft
Critical Slope	0.019656 ft/ft
Velocity	4.00 ft/s
Velocity Head	0.25 ft
Specific Energy	2.18 ft
Froude Number	0.72
Flow is subcritical.	

GROUNDWATER & SOIL TESTING

- GROUNDWATER AND SOILS IN THE WEST AREA TESTED BELOW COGCC STANDARDS.
- GROUNDWATER, AND TO A LESSER EXTENT THE SOILS, IN THE EAST AREA HAVE RESIDUAL HYDROCARBON IMPACTS.



Analyte	COGCC Standard (µg/L)
Benzene	5
Toluene	560 to 1000
Ethylbenzene	700
Xylenes	1400 to 10000



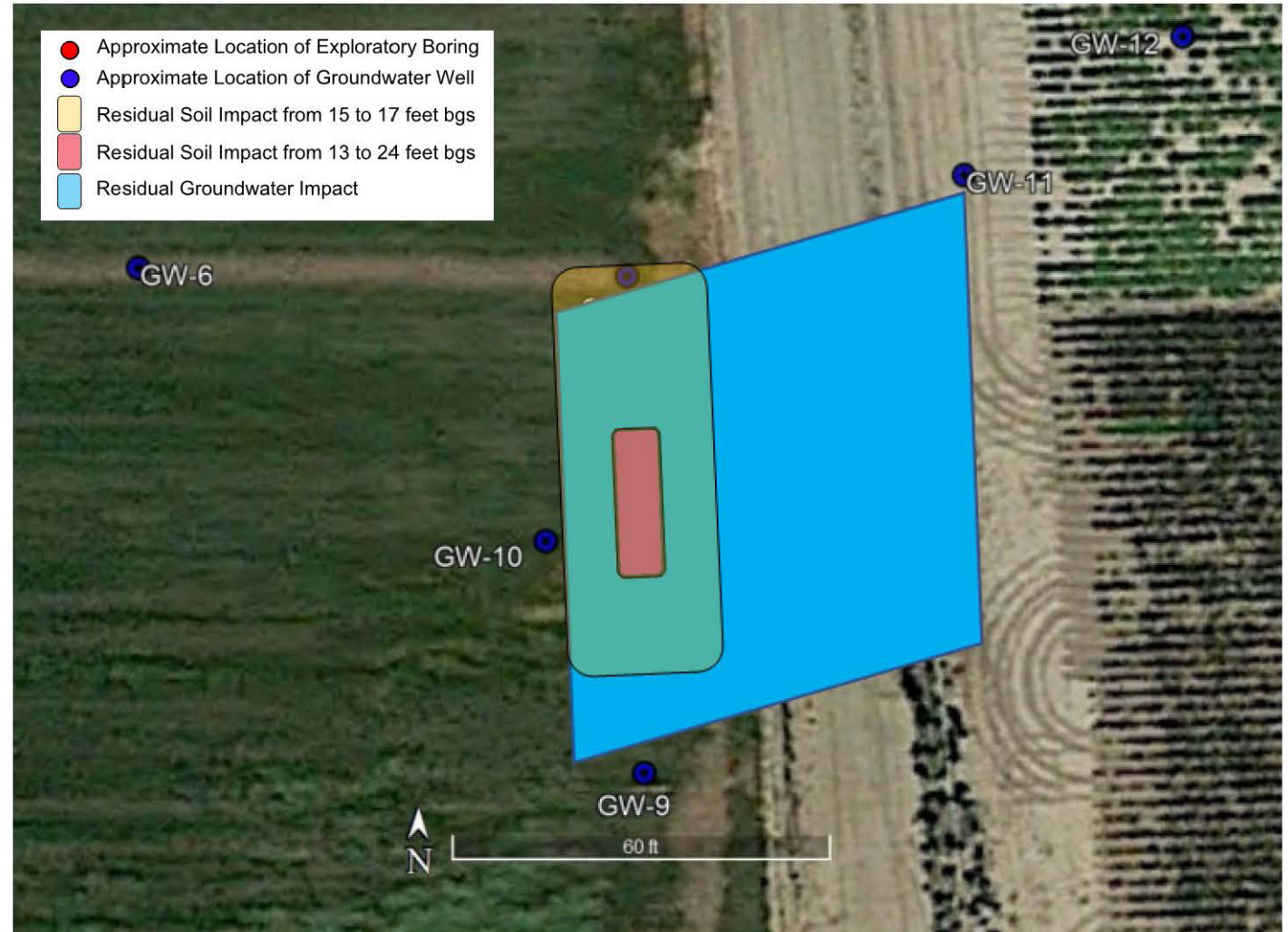
GW-8 test results

Benzene:	126 µg/L
Toluene:	ND
Ethylbenzene:	153 µg/L
Xylenes:	263 µg/L

MITIGATION RECOMMENDATIONS/ OPTIONS

- AVOID STRUCTURES WITHIN IMPACTED AREAS
- EXCAVATE IMPACTED SOIL BENEATH PUBLIC R.O.W.
- INSTALL VAPOR/RADON MITIGATION- TYPE SYSTEMS FOR ADJACENT LOTS (*TO BE DETERMINED WITH FUTURE PLANNING*).
- CREATE A MATERIALS MITIGATION PLAN FOR LAND DEVELOPMENT AND HOME BUILDING.

East Area



PARKS & OPEN SPACE



 **PARKS AREAS**
FOR PARK CREDIT

Park Enhancements and Additional Amenities

- Multi-Sport Courts
- Play Structures
- Trail connections
- Shade/Picnic Shelters
- Lawn games
- Climbing boulders
- Swings
- BBQ
- Open play fields
- 15% Additional trees and 25% additional shrubs in all Parks and Common Open Space



 **COMMON & OPEN SPACE AREAS**
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

- 15% Additional trees and 25% additional shrubs in all Common Open Space
- 15% Additional trees and 25% additional shrubs in buffers along Arterial streets - High Plains Boulevard and Veterans Parkway and Open Spaces
- 15% Additional trees and 25% additional shrubs in buffers along Collector Streets- Waterbirch Avenue and Larkspur Drive



RIGHT OF WAY AREAS AND MONUMENTATION



RIGHT OF WAY AREAS
FOR COMMON & OPEN SPACE CREDIT

Open Space and Buffer Landscape Enhancements

- 15% Additional trees and 25% additional shrubs in all Common Open Space
- 15% Additional trees and 25% additional shrubs in buffers along Arterial streets - High Plains Boulevard and Veterans Parkway and Open Spaces
- 15% Additional trees and 25% additional shrubs in buffers along Collector Streets- Waterbirch Avenue and Larkspur Drive



PRIMARY- ENTRY MONUMENTS



SECONDARY- RESIDENTIAL SIGNAGE



TERTIARY- PARKS & OPEN SPACE SIGNAGE



MONUMENTATION PLAN
FOR PRIMARY, SECONDARY & TERTIARY SIGNAGE



WATERBIRCH AVENUE - REQUIRED STREETScape

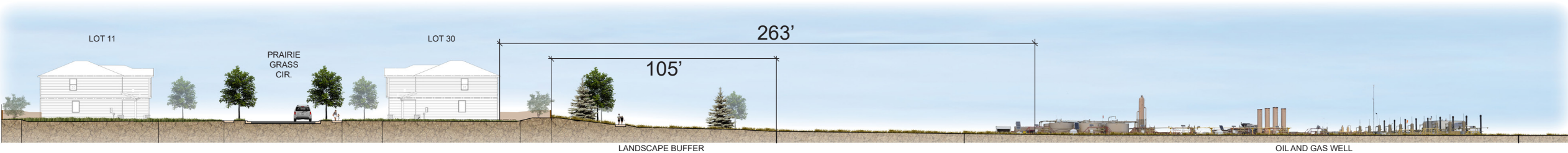
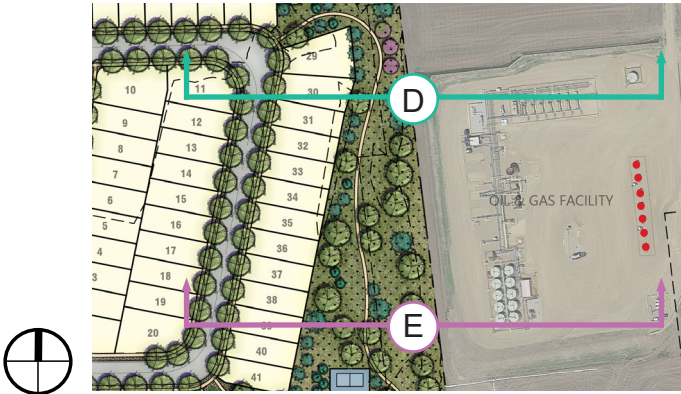


WATERBIRCH AVENUE - STREETSCAPE IMPROVEMENTS

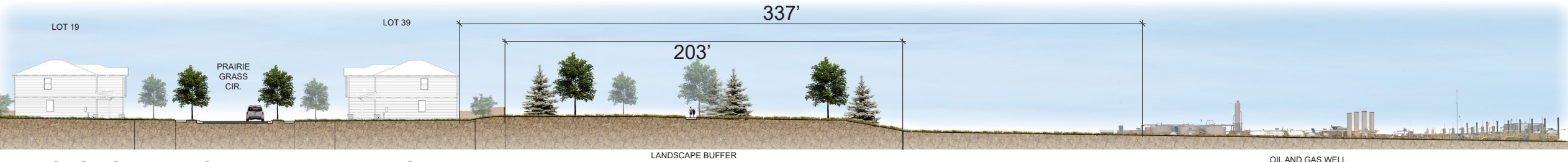


BUFFER AT EASTERN PROPERTY LINE

- Per Current Land Use Code, Sec 17-5-2, Table 5-1, 250' Min. Buildings/Structures setback from all other category Oil/Gas Site

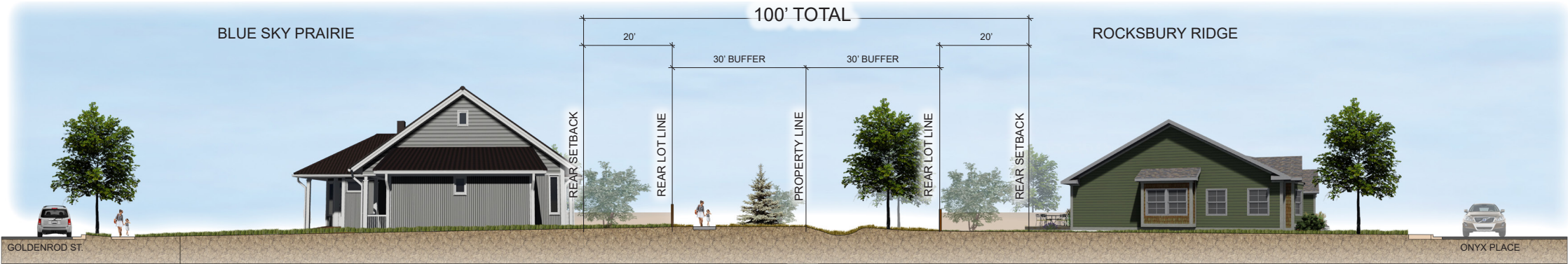


D SECTION D - EAST BUFFER AT WELL SITE



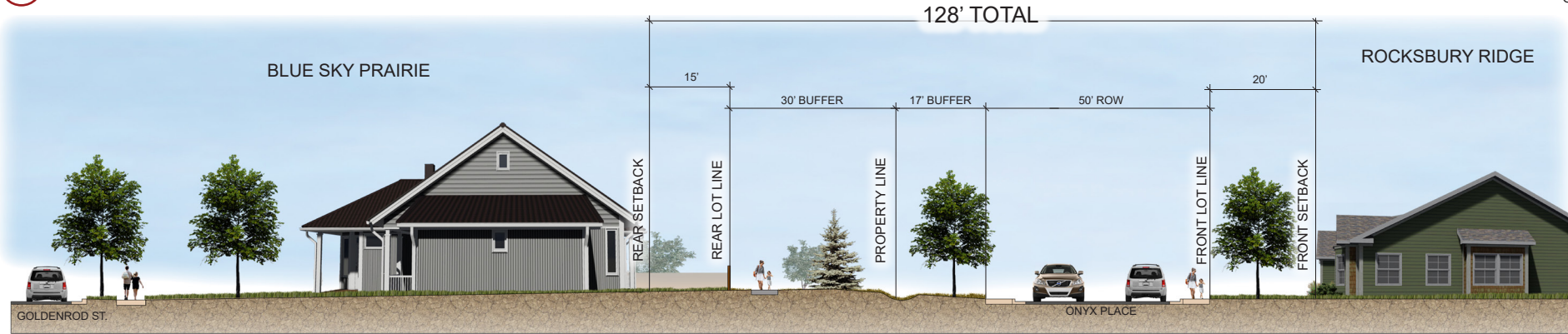
E SECTION E - EAST BUFFER AT WELL SITE

BUFFER AT SOUTHERN PROPERTY LINE



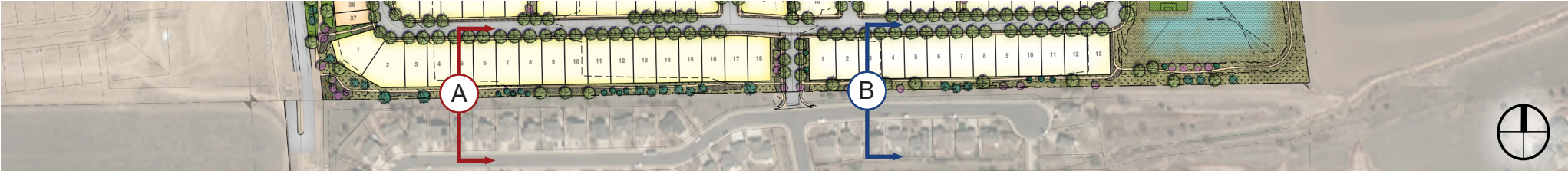
A SECTION A - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY

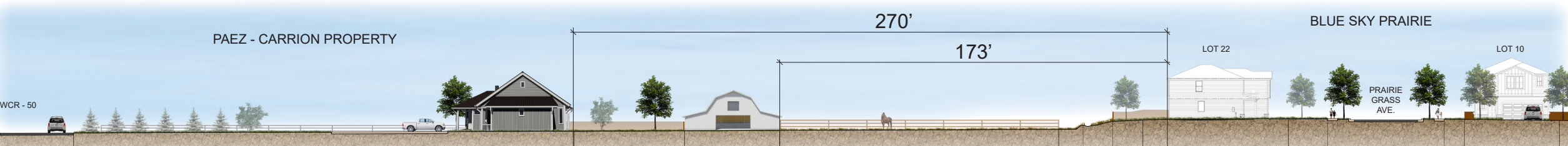


B SECTION B - SOUTH BUFFER

NOTE:
ELEVATION OF HOMES ARE REPRESENTATIVE
ONLY



BUFFER AT NORTHERN PROPERTY LINE

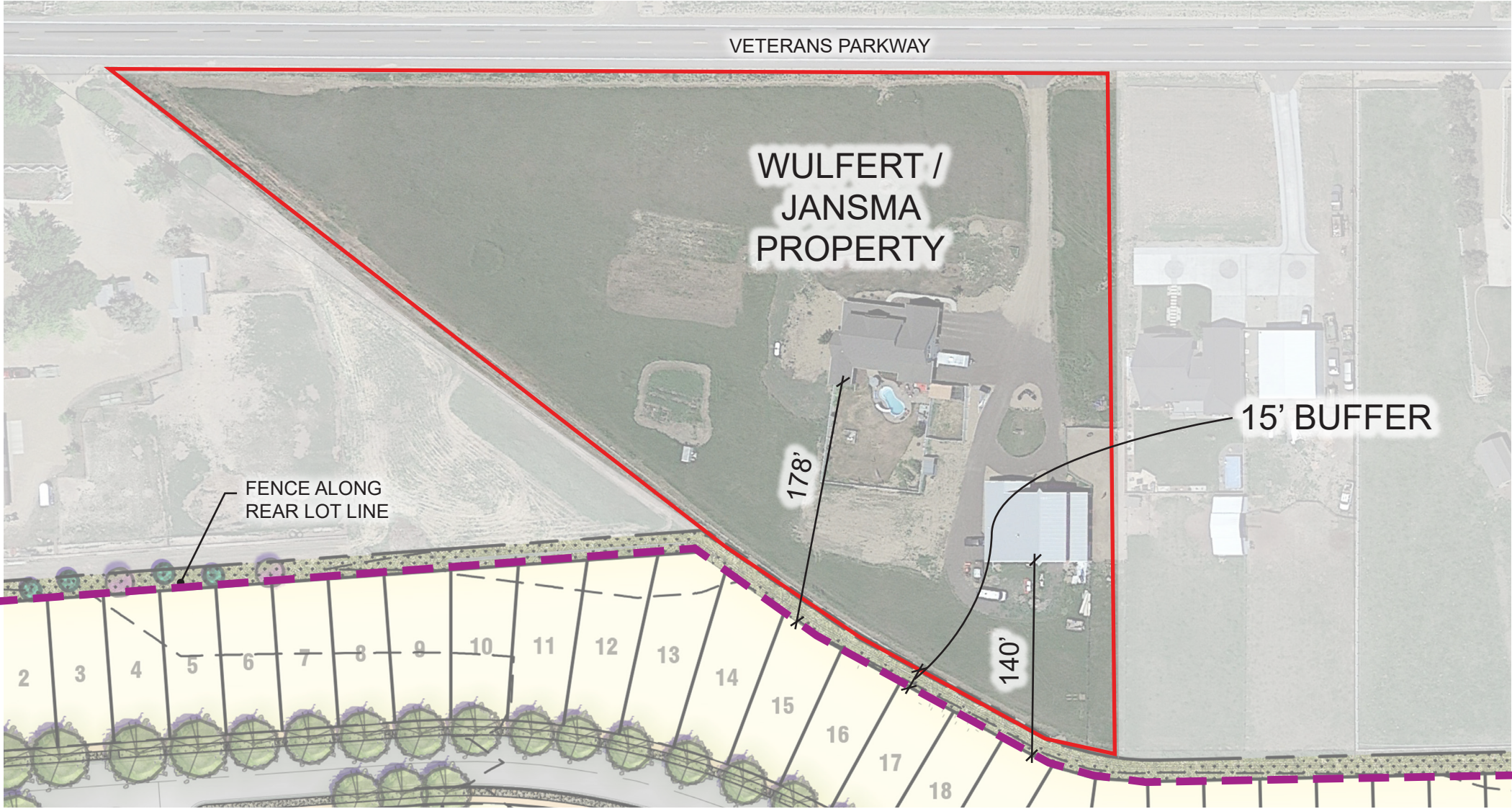


C SECTION C - NORTH BUFFER AT PAEZ - CARRION PROPERTY

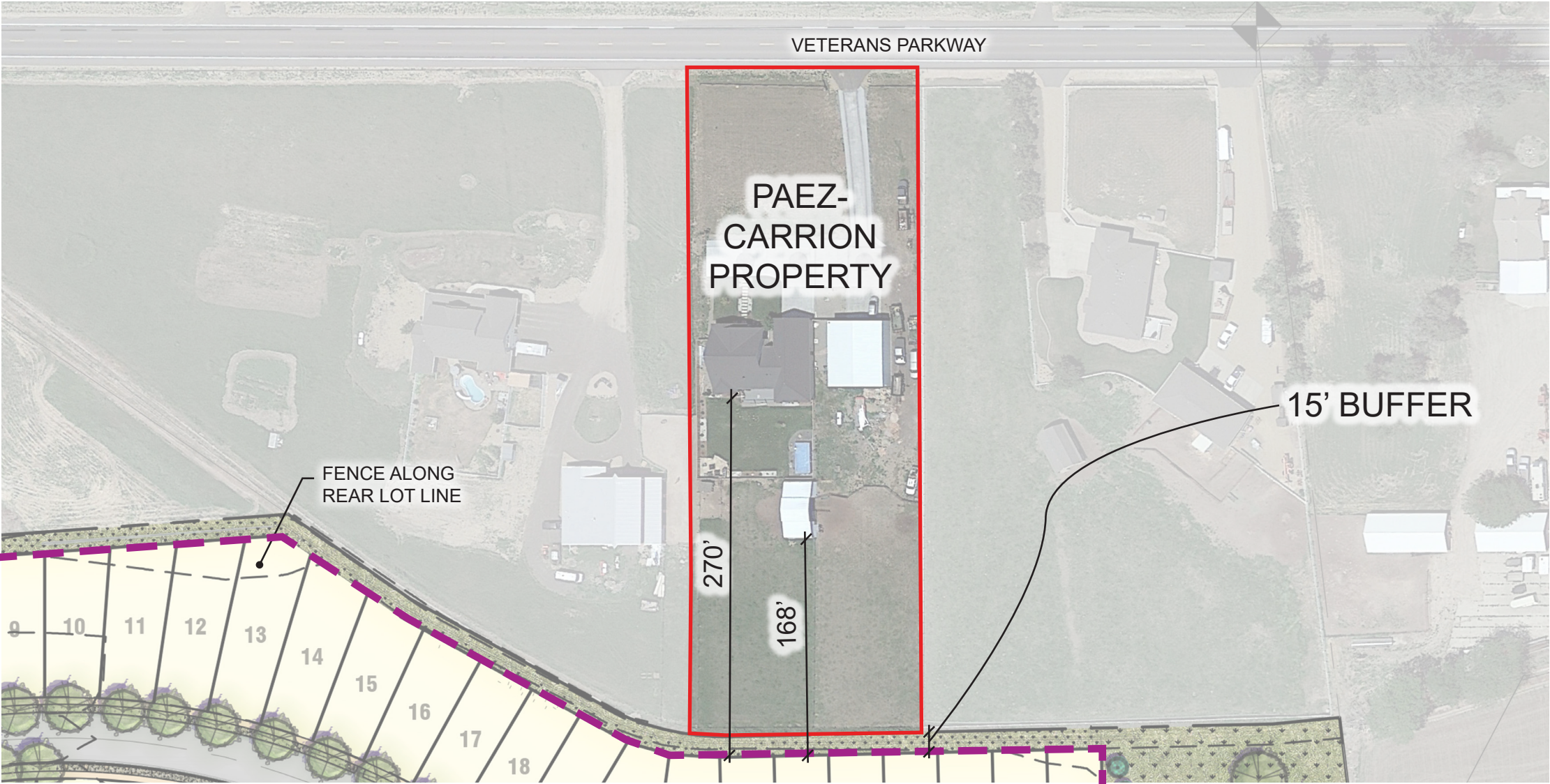
BUFFER AT GARCIA PROPERTY



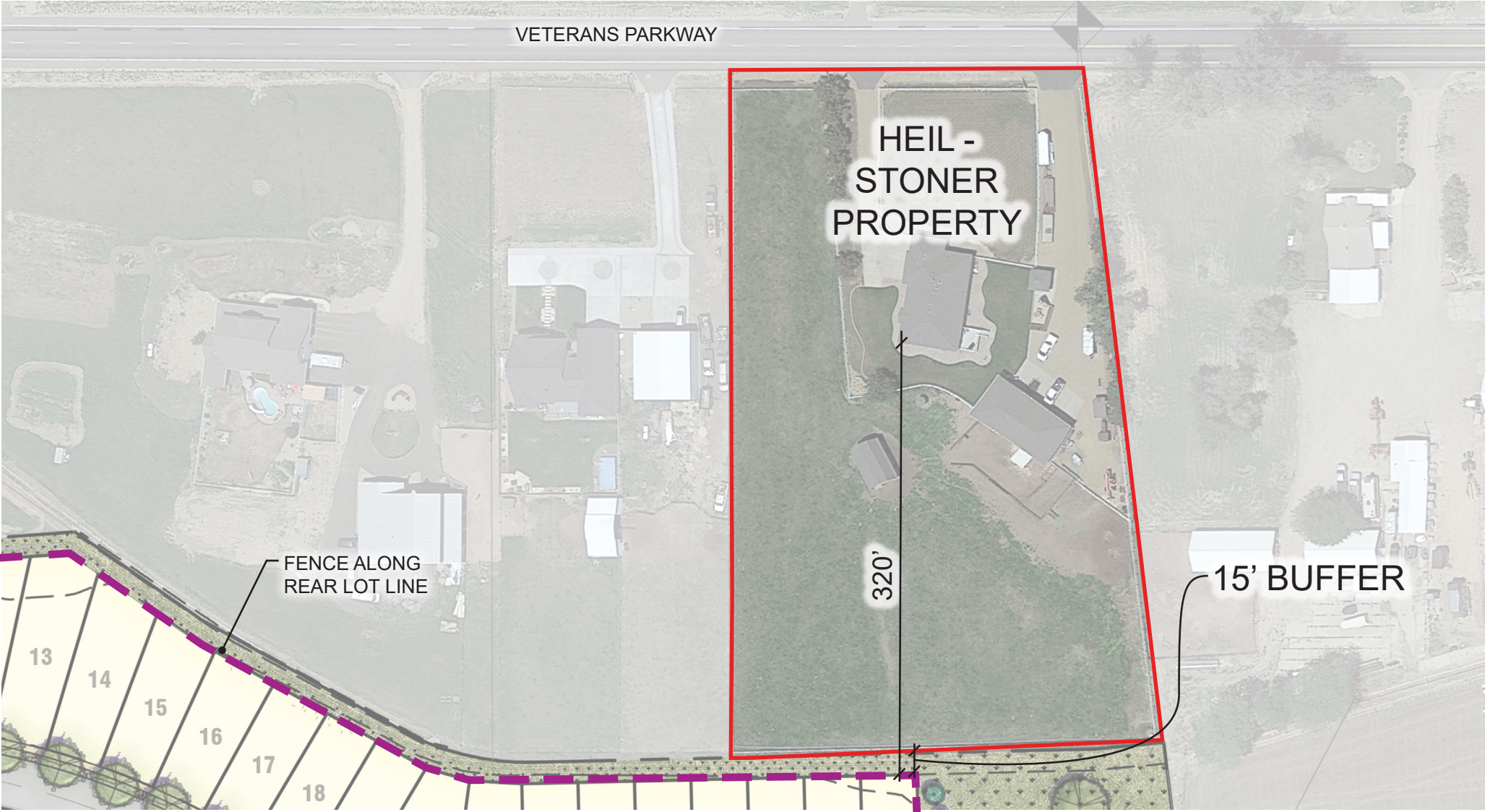
BUFFER AT WULFERT / JANSMA PROPERTY



BUFFER AT PAEZ - CARRION PROPERTY



BUFFER AT HEIL-STONER PROPERTY





Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Second Public Hearing: Proposed 2024 Budget

ACTION PROPOSED: No Action – Public Hearing Only

ATTACHMENTS: 1. Exhibit A – FY 2024 Amended Proposed Budget
2. Exhibit B – Capital Improvement Program 2024 to 2033

PRESENTED BY: Devon McCarty, Finance Director

The Town of Johnstown Home Rule Charter, Section 12.5, and Colorado Revised Statutes 29-1-108(1) require that a public hearing be held at a regular meeting of the Town Council to give interested citizens an opportunity to file or register objections or suggestions thereto at any time prior to the adoption of the 2024 Budget.

The proposed 2024 budget was presented to the Town Council on September 25, 2023 and October 11, 2023. The first public hearing to receive comments was held on November 6, 2023. No changes have been made to the document since the first hearing.

While service delivery is either maintained at a consistent level or improved, we expect expenditures to increase when measured across all funds. Managing this increase is only possible when revenues and existing fund balance exceed the project expenditures. Should revenues not come in as expected, it is possible that these expenditures could change and be decreased. As always, we will monitor these on a continuous basis for any abnormalities.

The budget parallels the methods of accounting used for the Town's funds. Modified accrual basis is used for all governmental fund operations. Proprietary and fiduciary funds use full accrual basis. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available and expenditures are recorded when a liability is incurred except for debt service and compensated absences. Under the full accrual basis of accounting, revenues are recorded when earned and that expenditures are recorded when a liability is incurred without

The Community That Cares

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consideration of the timing of related cash flows. The basis of accounting used in the budget is the same basis of accounting used in the financial statements. The figures presented in the budget represent the estimated cash balances for the budget year 2024.

LEGAL ADVICE:

A public hearing is required per state and local law.

FINANCIAL ADVICE :

This public hearing will maintain our compliance with both state and local regulations.

RECOMMENDED ACTION:

No action is necessary this is a public hearing.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2024**

GENERAL FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Council	65,400	365,000	9,000	485,700	925,100	1,000,000	-	-	1,925,100
Events	125,600	19,000	6,200	101,250	252,050	30,000	-	-	282,050
Town Manager	1,213,875	474,800	165,300	187,460	2,041,435	76,000	-	-	2,117,435
Town Clerk	386,150	100,150	44,200	11,800	542,300	-	-	-	542,300
Finance	388,020	298,000	19,900	5,200	711,120	-	-	-	711,120
Planning	634,250	21,200	32,600	8,000	696,050	-	-	-	696,050
Bldg Inspections	92,950	301,700	8,000	750	403,400	-	-	-	403,400
Engineering	1,090,205	19,340	68,950	15,000	1,193,495	120,000	-	-	1,313,495
Police	4,781,120	306,400	480,300	203,000	5,770,820	495,000	4,000,000	-	10,265,820
Public Works	533,850	45,750	80,200	26,300	686,100	-	-	-	686,100
Buildings	-	316,800	4,500	32,000	353,300	650,000	-	-	1,003,300
Reimbursements	-	350,000	-	-	350,000	-	-	-	350,000
Totals	\$9,311,420	\$2,618,140	\$919,150	\$1,076,460	\$13,925,170	\$2,371,000	\$4,000,000	\$0	\$20,296,170
Total Cash Available									\$ 34,742,377
Ending Fund Balance									\$ 14,446,207
% of Total Budget	45.88%	12.90%	4.53%	5.30%	68.61%	11.68%	19.71%	0.00%	100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
GENERAL FUND REVENUES						
Advalorem Taxes						
10.01.3110.00	Property Taxes - Weld	3,959,935	4,235,245	4,251,814	4,235,245	11,772,423
10.01.3112.00	Property Taxes - Larimer	4,258,210	4,720,660	4,778,720	4,720,660	6,229,987
	Subtotal	8,218,144	8,955,905	9,030,534	8,955,905	18,002,410
Sales Tax						
10.01.3120.00	Sales Tax - State	12,733,299	7,609,378	9,000,000	11,500,000	12,500,000
10.01.3122.00	Use Tax - Building	2,668,381	1,602,000	750,000	1,650,000	1,000,000
	Subtotal	15,401,681	9,211,379	9,750,000	13,150,000	13,500,000
Excise Tax						
10.01.3130.00	Lodging Tax	157,751	107,329	90,000	110,000	100,000
10.01.3150.00	Tobacco Tax	26,090	19,289	20,000	20,000	20,000
10.01.3160.00	Severance Tax	632,921	702,525	75,000	702,525	150,000
	Subtotal	816,763	829,143	185,000	832,525	270,000
Franchise Tax						
10.01.3180.00	Franchise Tax-Cable	28,014	15,533	32,000	28,000	25,000
10.01.3184.00	Franchise Tax - Electric & Gas	667,126	406,938	420,000	550,000	550,000
	Subtotal	695,140	422,470	452,000	578,000	575,000
Licenses, Permits, & Service Charges						
10.01.3210.00	Business Licenses	27,350	11,326	26,000	11,500	12,000
10.01.3215.00	Contractors Licenses	28,766	27,625	28,000	28,000	25,000
10.01.3220.00	Dog License/Fees	938	1,034	1,500	1,100	1,500
10.01.3230.00	Liquor License	7,431	4,025	4,000	4,100	4,500
10.01.3510.00	Abatement Fees	1,950	170	2,000	500	2,000
10.01.3515.00	Plastic Bag Fees	-	5,935	-	10,000	5,000
10.01.3520.00	Administrative Fees	3,438	1,539	2,500	2,200	2,000
10.01.3530.00	Building Permits	2,518,326	1,482,380	1,000,000	1,650,000	1,100,000
10.01.3565.00	Facility Rental Fees	4,710	7,230	2,500	7,500	3,500
10.01.3570.00	Fingerprinting Fees	330	-	330	-	-

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
	<u>GENERAL FUND REVENUES</u>	<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
10.01.3750.00	Police Facilities Development Fees	713,515	519,878	280,610	542,000	324,725
10.01.3760.00	Public Facilities Impact Fees	1,450,905	1,083,115	609,660	1,135,000	713,075
	Subtotal	4,757,660	3,144,257	1,957,100	3,391,900	2,193,300
	Fines, Forfeitures, & Pd Fees					
10.01.3310.00	Court Revenues	212,515	175,821	160,000	190,000	190,000
10.01.3320.00	Court Surcharge	30,423	28,201	15,500	35,000	25,000
10.01.3330.00	Restitution	275	-	-	-	-
	Subtotal	243,213	204,022	175,500	225,000	215,000
	Other Revenues					
10.01.3960.00	Interest Income	442,268	1,744,882	15,000	2,000,000	500,000
10.01.3970.00	Misc Revenue	320,023	18,453	10,000	18,453	10,000
10.01.3985.00	Refund Of Expenditures	890,548	756,970	737,500	765,000	350,000
10.01.3990.00	Rent Income	7,312	5,850	6,600	7,800	-
10.01.3995.00	Unrealized Gain	143,579	-	-	-	-
	Subtotal	1,803,730	2,526,155	769,100	2,791,253	860,000
	Revenue From Other Agencies					
10.01.3410.00	Grants - Federal	1,910,007	-	-	-	-
10.01.3420.00	Royalties	317,090	178,346	25,000	190,000	50,000
10.01.3440.00	State Grants	134,553	85,804	10,000	85,804	-
	Subtotal	2,361,649	264,150	35,000	275,804	50,000
	Events & Community Activities					
10.01.3953.00	Donations/Community Activities	681,649	482	-	500	20,000
10.01.3955.00	Insurance Proceeds	-	2,368	-	-	-
	Subtotal	681,649	2,850	-	500	20,000
	Total Fund Revenues	34,979,629	25,560,330	22,354,234	30,200,887	35,685,710

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
	<u>GENERAL FUND REVENUES</u>		<u>Actuals</u>	<u>Budget</u>		
	Intragovernmental Revenues					
10.01.3999.00	To Library	(1,202,027)	(934,078)	(1,243,246)	(1,245,432)	(2,491,362)
10.01.3999.00	To Sewer Fund	-	-	(50,000,000)	(50,000,000)	-
10.01.3999.00	To Water Fund	-	-	-	-	(50,700,000)
10.01.3999.00	To Parks	(1,112,000)	-	-	-	(1,000,000)
10.01.3999.00	To Rec Center	-	(77,262)	(77,262)	(377,262)	(503,000)
10.01.3999.00	To Streets	-	-	-	-	-
10.01.3999.00	To Tax Fund	(758,068)	(257,587)	(625,000)	(700,000)	(700,000)
10.01.3999.00	From Library	-	-	-	4,380	37,395
	Subtotal	(3,072,095)	(1,268,927)	(51,945,508)	(52,318,314)	(55,356,967)
	TOTAL FUND REVENUES W/TRANSERS	31,907,534	24,291,404	(29,591,274)	(22,117,427)	(19,671,256)
	UNRESTRICTED CASH BALANCE FORWARD					54,413,633
	TOTAL ANTICIPATED FUNDS AVAILABLE					34,742,377

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.10.4001.00	Salaries	55,853	25,151	45,780	41,000	60,500
10.10.4010.00	Payroll Taxes	4,273	1,924	3,550	5,500	4,500
10.10.4025.00	Workers Compensation	308	72	460	460	400
	Total Personnel Services	60,435	27,147	49,790	46,960	65,400
	<u>Contractual Services</u>					
10.10.4100.00	Audit	9,000	9,000	18,000	15,000	40,000
10.10.4135.00	Other Contractual Services	15,094	6,236	40,000	37,000	40,000
10.10.4145.00	Printing & Advertising	5,896	7,465	19,000	9,500	7,000
10.10.4150.00	Professional Services	104,845	103,516	175,000	175,000	260,000
10.10.4180.00	Travel & Training	5,473	5,347	18,000	10,000	18,000
	Total Contractual Services	140,308	131,564	270,000	246,500	365,000
	<u>Commodities</u>					
10.10.4310.00	Computers & Software	2,166	1,342	3,000	3,300	5,000
10.10.4385.00	Supplies - General	3,102	2,469	2,500	4,100	1,500
10.10.4400.00	Supplies - Office	1,457	1,596	1,000	2,100	2,500
	Total Commodities	6,725	5,406	6,500	9,500	9,000
	<u>Other Charges</u>					
10.10.4530.00	Election Expenses	34,814	-	-	-	46,000
10.10.4540.00	Insurance	110,465	113,339	124,650	115,000	90,200
10.10.4560.00	Memberships & Subscriptions	27,320	23,200	65,500	65,500	77,000
10.10.4570.00	Miscellaneous	461,964	426,466	290,000	521,049	272,500
	Total Other Charges	634,564	563,005	480,150	701,549	485,700

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Capital - \$5,000/item min.					
10.10.4850.00	Land	-	-	-	667,000	-
10.10.4830.00	Equipment	127,414	-	25,000	25,000	-
10.10.4840.00	Other Improvements	2,190,524	5,000	-	5,000	1,000,000
	Total Capital	2,317,939	5,000	25,000	697,000	1,000,000
	Total Budget Request	3,159,970	732,122	831,440	1,701,509	1,925,100

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.20.4001.00	Salaries	516,739	452,309	658,700	658,700	817,300
10.20.4002.00	Overtime	-	-	500	500	-
10.20.4010.00	Payroll Taxes	38,525	32,723	50,550	50,550	62,450
10.20.4020.00	Unemployment Taxes	-	-	7,000	7,000	7,000
10.20.4025.00	Workers Compensation	8,800	6,826	4,280	9,000	9,200
10.20.4030.00	Group Insurance	67,850	70,684	73,040	93,400	90,225
10.20.4035.00	Retirement Contribution	46,446	45,637	64,140	64,140	97,900
10.20.4040.00	Automobile Allowance	-	3,575	6,000	6,000	6,000
10.20.4045.00	Cell Phone Allowance	7,369	1,456	900	1,900	1,900
	Total Personnel Services	685,728	613,210	865,110	891,190	1,091,975
	<u>New Personnel</u>					
10.20.4001.00	Salaries	-	-	-	-	76,000
10.20.4010.00	Payroll Taxes	-	-	-	-	6,200
10.20.4020.00	Unemployment Taxes	-	-	-	-	700
10.20.4025.00	Workers Compensation	-	-	-	-	500
10.20.4030.00	Group Insurance	-	-	-	-	28,900
10.20.4035.00	Retirement Contribution	-	-	-	-	9,600
	Total New Personnel	-	-	-	-	121,900
	<u>Contractual Services</u>					
10.20.4120.00	Employee Education	1,000	-	-	-	-
10.20.4135.00	Other Contractual Services	33,302	70,168	45,900	71,000	146,000
10.20.4140.00	Postage	87	28	2,650	2,550	6,550
10.20.4145.00	Printing & Advertising	40,290	49,909	64,040	64,980	86,600
10.20.4150.00	Professional Services	26,353	100,180	130,500	130,300	165,000
10.20.4170.00	Telephone & Internet	2,989	1,899	12,320	10,040	15,800
10.20.4180.00	Travel & Training	22,717	19,341	44,885	30,750	54,850
	Total Contractual Services	126,739	241,525	300,295	309,620	474,800

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
10.20.4310.00	Computers & Software	22,721	15,259	59,205	52,545	145,150
10.20.4330.00	Fuel & Lubricants	1,479	337	2,500	1,350	4,250
10.20.4385.00	Supplies - General	908	1,405	9,100	3,000	4,000
10.20.4400.00	Supplies - Office	9,299	7,963	4,900	9,850	11,900
	Total Commodities	34,406	24,963	75,705	66,745	165,300
	<u>Other Charges</u>					
10.20.4540.00	Insurance	3,419	17,419	4,900	17,420	9,000
10.20.4560.00	Memberships & Subscriptions	5,814	5,824	18,420	20,650	25,160
10.20.4570.00	Miscellaneous	23,857	52,503	123,000	85,700	153,300
	Total Other Charges	33,089	75,746	146,320	123,770	187,460
	<u>Capital - \$5,000/item min.</u>					
10.20.4830.00	Equipment	-	6,385	-	6,245	-
10.20.4840.00	Infrastructure	60,609	52	55,000	55,000	-
10.20.4860.00	Vehicles	-	-	-	-	76,000
	Total Capital	60,609	6,437	55,000	61,245	76,000
	Total Budget Request	940,571	961,880	1,442,430	1,452,570	2,117,435

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.30.4001.00	Salaries	255,790	145,060	209,400	209,400	264,400
10.30.4002.00	Overtime	-	-	500	500	500
10.30.4010.00	Payroll Taxes	18,794	10,281	16,000	16,000	20,200
10.30.4020.00	Unemployment Taxes	-	-	1,800	1,800	2,700
10.30.4025.00	Workers Compensation	3,632	1,727	3,900	3,900	4,500
10.30.4030.00	Group Insurance	47,953	30,645	43,400	43,400	56,700
10.30.4035.00	Retirement Contribution	22,155	13,959	25,100	25,100	31,600
	Total Personnel Services	348,324	201,672	300,100	300,100	380,600
	<u>New Personnel</u>					
10.30.4001.00	Salaries	-	-	-	-	5,000
10.30.4010.00	Payroll Taxes	-	-	-	-	400
10.30.4020.00	Unemployment Taxes	-	-	-	-	50
10.30.4025.00	Workers Compensation	-	-	-	-	100
	Total New Personnel	-	-	-	-	5,550
	<u>Contractual Services</u>					
10.30.4135.00	Other Contractual Services	8,935	11,717	18,000	18,000	9,000
10.30.4140.00	Postage	1,822	2,204	2,000	2,500	2,000
10.30.4145.00	Printing & Advertising	1,752	872	1,500	1,000	1,050
10.30.4150.00	Professional Services	81,428	39,647	69,000	71,000	80,000
10.30.4160.00	Rents	984	415	1,000	1,000	1,000
10.30.4170.00	Telephone & Internet	3,653	1,175	4,960	3,500	2,100
10.30.4180.00	Travel & Training	850	2,638	3,500	3,500	5,000
	Total Contractual Services	99,423	58,669	99,960	100,500	100,150
	<u>Commodities</u>					
10.30.4310.00	Computers & Software	9,051	25,185	33,850	30,896	41,000
10.30.4330.00	Fuel & Lubricants	297	59	500	150	200
10.30.4400.00	Supplies - Office	4,825	1,594	3,000	3,000	3,000
	Total Commodities	14,172	26,837	37,350	34,046	44,200

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Other Charges</u>					
10.30.4540.00	Insurance	3,758	6,605	2,500	6,605	2,600
10.30.4560.00	Memberships & Subscriptions	273	417	1,500	650	700
10.30.4570.00	Miscellaneous	3,909	209	500	2,100	8,500
	Total Other Charges	7,939	7,231	4,500	9,355	11,800
	Total Budget Request	469,859	294,409	441,910	444,001	542,300

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.40.4001.00	Salaries	106,934	104,332	150,200	150,200	191,400
10.40.4002.00	Overtime	-	11	500	500	200
10.40.4010.00	Payroll Taxes	7,866	7,435	11,500	11,500	14,700
10.40.4020.00	Unemployment Taxes	-	-	1,800	1,800	1,800
10.40.4025.00	Workers Compensation	1,570	1,640	2,560	2,560	3,400
10.40.4030.00	Group Insurance	18,709	22,740	28,500	28,500	35,550
10.40.4035.00	Retirement Contribution	11,409	11,015	18,100	18,100	23,000
10.20.4045.00	Cell Phone Allowance	169	219	-	300	300
	Total Personnel Services	146,657	147,392	213,160	213,460	270,350
	<u>New Personnel</u>					
10.40.4001.00	Salaries	-	-	-	-	71,750
10.40.4002.00	Overtime	-	-	-	-	1,000
10.40.4010.00	Payroll Taxes	-	-	-	-	5,600
10.40.4020.00	Unemployment Taxes	-	-	-	-	620
10.40.4025.00	Workers Compensation	-	-	-	-	1,000
10.40.4030.00	Group Insurance	-	-	-	-	28,900
10.40.4035.00	Retirement Contribution	-	-	-	-	8,800
	Total New Personnel	-	-	-	-	117,670

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Contractual Services</u>					
10.40.4135.00	Other Contractual Services	148,776	150,175	198,000	204,650	285,000
10.40.4140.00	Postage	-	469	450	500	200
10.40.4145.00	Printing & Advertising	-	-	3,000	500	2,500
10.40.4150.00	Professional Services	605	4	-	50	100
10.40.4170.00	Telephone & Internet	2,439	1,370	7,000	2,500	4,200
10.40.4180.00	Travel & Training	950	2,234	7,500	4,500	6,000
	Total Contractual Services	152,770	154,252	215,950	212,700	298,000
	<u>Commodities</u>					
10.40.4310.00	Computers & Software	31,543	4,182	11,760	9,867	16,400
10.40.4400.00	Supplies - Office	4,983	3,590	3,500	3,900	3,500
	Total Commodities	36,525	7,772	15,260	13,767	19,900
	<u>Other Charges</u>					
10.40.4540.00	Insurance	1,291	1,452	1,400	1,452	2,100
10.40.4560.00	Memberships & Subscriptions	150	-	600	600	600
10.40.4570.00	Miscellaneous	5,031	333	4,500	2,500	2,500
	Total Other Charges	6,472	1,784	6,500	4,552	5,200
	Total Budget Request	342,425	311,200	450,870	444,479	711,120

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>New Personnel</u>					
10.XX.4001.00	Salaries	-	-	-	-	78,950
10.XX.4010.00	Payroll Taxes	-	-	-	-	6,150
10.XX.4020.00	Unemployment Taxes	-	-	-	-	700
10.XX.4025.00	Workers Compensation	-	-	-	-	1,000
10.XX.4030.00	Group Insurance	-	-	-	-	28,900
10.XX.4035.00	Retirement Contribution	-	-	-	-	9,600
10.XX.4045.00	Cell Phone Allowance	-	-	-	-	300
	Total New Personnel	-	-	-	-	125,600
	<u>Contractual Services</u>					
10.XX.4135.00	Other Contractual Services	-	-	-	-	11,250
10.XX.4140.00	Postage	-	-	-	-	50
10.XX.4145.00	Printing & Advertising	-	-	-	-	3,000
10.XX.4170.00	Telephone	-	-	-	-	700
10.XX.4180.00	Travel & Training	-	-	-	-	4,000
	Total Contractual Services	-	-	-	-	19,000
	<u>Commodities</u>					
10.XX.4310.00	Computers & Software	-	-	-	-	4,700
10.XX.4385.00	Supplies - General	-	-	-	-	1,000
XX.10.4400.00	Supplies - Office	-	-	-	-	500
	Total Commodities	-	-	-	-	6,200
	<u>Other Charges</u>					
10.XX.4540.00	Insurance	-	-	-	-	700
10.XX.4560.00	Memberships & Subscriptions	-	-	-	-	550
10.XX.4570.00	Miscellaneous	-	-	-	-	100,000
	Total Other Charges	-	-	-	-	101,250

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Capital - \$5,000/item min.					
10.XX.4860.00	Vehicles	-	-	-	-	30,000
	Total Capital	-	-	-	-	30,000
	Total Budget Request	-	-	-	-	282,050

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.50.4001.00	Salaries	229,464	194,307	345,600	345,600	382,900
10.50.4002.00	Overtime	-	-	-	-	500
10.50.4010.00	Payroll Taxes	16,596	13,668	26,300	26,300	29,300
10.50.4020.00	Unemployment Taxes	-	-	4,000	4,000	4,000
10.50.4025.00	Workers Compensation	4,018	3,039	6,730	6,730	6,500
10.50.4030.00	Group Insurance	52,018	40,708	84,200	84,200	58,900
10.50.4035.00	Retirement Contribution	22,813	19,116	41,650	41,650	46,300
	Total Personnel Services	324,909	270,838	508,480	508,480	528,400
	<u>New Personnel</u>					
10.50.4001.00	Salaries	-	-	-	-	62,200
10.50.4002.00	Overtime	-	-	-	-	1,000
10.50.4010.00	Payroll Taxes	-	-	-	-	4,650
10.50.4020.00	Unemployment Taxes	-	-	-	-	600
10.50.4025.00	Workers Compensation	-	-	-	-	1,250
10.50.4030.00	Group Insurance	-	-	-	-	28,900
10.50.4035.00	Retirement Contribution	-	-	-	-	7,250
	Total New Personnel	-	-	-	-	105,850
	<u>Contractual Services</u>					
10.50.4120.00	Employee Education	-	-	3,000	-	-
10.50.4135.00	Other Contractual Services	99,552	1,871	3,000	2,000	3,000
10.50.4140.00	Postage	453	406	800	450	-
10.50.4145.00	Printing & Advertising	195	51	1,000	500	5,000
10.50.4150.00	Professional Services	814	224	-	250	-
10.50.4170.00	Telephone & Internet	2,439	1,281	7,200	7,200	4,200
10.50.4180.00	Travel & Training	2,434	358	9,200	2,500	9,000
	Total Contractual Services	105,886	4,190	24,200	12,900	21,200

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
10.50.4310.00	Computers & Software	12,891	21,248	20,580	23,000	29,600
10.50.4400.00	Supplies - Office	13,072	795	5,000	2,000	3,000
	Total Commodities	25,963	22,043	25,580	25,000	32,600
	<u>Other Charges</u>					
10.50.4540.00	Insurance	2,944	3,617	2,050	3,617	3,500
10.50.4560.00	Memberships & Subscriptions	763	459	2,500	2,000	2,500
10.50.4570.00	Miscellaneous	3,000	618	3,500	2,000	2,000
	Total Other Charges	6,708	4,694	8,050	7,617	8,000
	<u>Capital - \$5,000/item min.</u>					
10.50.4830.00	Equipment	7,740	-	-	-	-
	Total Capital	7,740	-	-	-	-
	Total Budget Request	471,205	301,764	566,310	553,997	696,050

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Contractual Services					
10.51.4137.00	Contractual - Restricted Bill Back	780,994	466,923	700,000	650,000	350,000
	Total Contractual Services	780,994	466,923	700,000	650,000	350,000
	Total Budget Request	780,994	466,923	700,000	650,000	350,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.60.4001.00	Salaries	63,282	52,763	65,800	65,800	63,000
10.60.4010.00	Payroll Taxes	4,839	3,759	5,050	5,050	4,700
10.60.4020.00	Unemployment Taxes	-	-	650	650	650
10.60.4025.00	Workers Compensation	65	49	1,250	1,080	1,200
10.60.4030.00	Group Insurance	540	10,559	21,000	21,000	16,100
10.60.4035.00	Retirement Contribution	5,366	5,370	9,600	9,600	7,300
	Total Personnel Services	74,091	72,500	103,350	103,180	92,950
	<u>Contractual Services</u>					
10.60.4135.00	Other Contractual Services	199,219	175,542	300,000	300,000	300,000
10.60.4145.00	Printing & Advertising	-	-	200	-	-
10.60.4170.00	Telephone & Internet	540	338	1,700	1,700	700
10.60.4180.00	Travel & Training	-	-	1,800	1,000	1,000
	Total Contractual Services	199,759	175,880	303,700	302,700	301,700
	<u>Commodities</u>					
10.60.4310.00	Computers & Software	2,601	5,728	5,270	5,800	7,600
10.60.4400.00	Supplies - Office	472	125	700	250	400
10.60.4430.00	Supplies - Training	-	969	-	1,000	-
	Total Commodities	3,074	6,822	5,970	7,050	8,000
	<u>Other Charges</u>					
10.60.4540.00	Insurance	680	885	500	885	600
10.60.4560.00	Memberships & Subscriptions	170	-	300	-	150
	Total Other Charges	850	885	800	885	750
	Total Budget Request	277,773	256,086	413,820	413,815	403,400

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.70.4001.00	Salaries	2,559,577	1,881,731	2,798,300	2,788,300	3,280,400
10.70.4002.00	Overtime	59,112	62,814	73,000	73,000	65,000
10.70.4010.00	Payroll Taxes	194,080	143,294	214,800	204,800	256,320
10.70.4020.00	Unemployment Taxes	-	-	28,500	28,500	29,800
10.70.4025.00	Workers Compensation	82,077	53,549	160,000	142,000	152,000
10.70.4030.00	Group Insurance	379,958	265,549	472,500	472,500	488,400
10.70.4035.00	Retirement Contribution	272,304	212,430	340,800	340,800	395,300
	Total Personnel Services	3,547,108	2,619,367	4,087,900	4,049,900	4,667,220
	<u>New Personnel</u>					
10.70.4001.00	Salaries	-	-	-	-	65,000
10.70.4002.00	Overtime	-	-	-	-	2,000
10.70.4010.00	Payroll Taxes	-	-	-	-	5,200
10.70.4020.00	Unemployment Taxes	-	-	-	-	600
10.70.4025.00	Workers Compensation	-	-	-	-	4,000
10.70.4030.00	Group Insurance	-	-	-	-	28,900
10.70.4035.00	Retirement Contribution	-	-	-	-	8,200
	Total New Personnel	-	-	-	-	113,900
	<u>Contractual Services</u>					
10.70.4120.00	Employee Education	-	-	3,000	-	-
10.70.4122.00	Maintenance - Buildings	545	-	-	-	-
10.70.4125.00	Maintenance - Equipment	258	2,177	-	3,000	-
10.70.4130.00	Maintenance - Vehicles	29,588	29,953	27,000	30,000	30,000
10.70.4135.00	Other Contractual Services	105,627	177,700	191,640	190,000	167,100
10.70.4140.00	Postage	1,998	590	4,500	1,800	2,000
10.70.4145.00	Printing & Advertising	2,139	570	1,500	1,000	1,500
10.70.4150.00	Professional Services	6,921	10,951	28,500	20,000	29,000
10.70.4170.00	Telephone & Internet	37,859	30,619	45,000	39,000	44,300
10.70.4180.00	Travel & Training	17,464	20,587	42,000	25,000	32,500
	Total Contractual Services	202,399	273,147	343,140	309,800	306,400

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
10.70.4310.00	Computers & Software	13,310	115,763	111,170	190,000	195,750
10.70.4330.00	Fuel & Lubricants	52,259	54,125	72,000	72,000	107,600
10.70.4385.00	Supplies - General	113,168	82,341	174,300	170,000	138,300
10.70.4395.00	Supplies - Lab	10,552	6,337	6,000	6,500	7,000
10.70.4400.00	Supplies - Office	10,483	5,987	13,500	9,000	11,000
10.70.4460.00	Uniforms	10,845	7,336	29,000	20,000	20,650
	Total Commodities	210,617	271,889	405,970	467,500	480,300
	<u>Other Charges</u>					
10.70.4520.00	Donations - Community Programs	5,235	3,051	4,500	4,000	4,500
10.70.4540.00	Insurance	101,831	110,815	106,100	110,815	198,000
10.70.4560.00	Memberships & Subscriptions	295	100	1,500	500	500
10.70.4570.00	Miscellaneous	7,640	-	-	-	-
	Total Other Charges	115,002	113,966	112,100	115,315	203,000
	<u>Capital - \$5,000/item min.</u>					
10.70.4830.00	Equipment	-	1,697	7,500	-	-
10.70.4860.00	Vehicles	134,348	258,052	300,000	300,000	495,000
	Total Capital	134,348	259,749	307,500	300,000	495,000
<u>Impact</u>						
	<u>Contractual Services</u>					
10.70.4135.00	Other Contractual Services	18,237	-	-	-	-
	Total Contractual Services	18,237	-	-	-	-
	<u>Capital - \$5,000/item min.</u>					
10.70.4860.00	Vehicles	54,940	300,000	300,000	300,000	-
10.70.4890.00	Other Improvements	22,234	126,943	450,000	450,000	4,000,000
	Total Capital	77,174	426,943	750,000	750,000	4,000,000
	Total Budget Request	4,304,884	3,965,061	6,006,610	5,992,515	10,265,820

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
.4001.00	Salaries	-	-	-	-	260,000
.4002.00	Overtime	-	-	-	-	1,000
.4010.00	Payroll Taxes	-	-	-	-	20,000
.4020.00	Unemployment Taxes	-	-	-	-	2,300
.4025.00	Workers Compensation	-	-	-	-	7,000
.4030.00	Group Insurance	-	-	-	-	32,900
.4035.00	Retirement Contribution	-	-	-	-	28,900
.4045.00	Cell Phone Allowance	-	-	-	-	300
	Total Personnel Services	-	-	-	-	352,400
	<u>New Personnel</u>					
.4001.00	Salaries	-	-	-	-	478,005
.4010.00	Payroll Taxes	-	-	-	-	36,600
.4020.00	Unemployment Taxes	-	-	-	-	4,500
.4025.00	Workers Compensation	-	-	-	-	17,000
.4030.00	Group Insurance	-	-	-	-	144,400
.4035.00	Retirement Contribution	-	-	-	-	57,300
	Total Personnel Services	-	-	-	-	737,805
	<u>Contractual Services</u>					
.4130.00	Maintenance - Vehicles	-	-	-	-	4,000
.4170.00	Telephone & Internet	-	-	-	-	5,340
.4180.00	Travel & Training	-	-	-	-	10,000
	Total Contractual Services	-	-	-	-	19,340

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
.4310.00	Computers & Software	-	-	-	-	35,200
.4330.00	Fuel & Lubricants	-	-	-	-	5,000
.4385.00	Supplies - General	-	-	-	-	1,000
.4390.00	Supplies - Janitorial	-	-	-	-	500
.4400.00	Supplies - Office	-	-	-	-	12,000
.4410.00	Supplies - Operational	-	-	-	-	10,000
.4440.00	Supplies - Fleet	-	-	-	-	3,000
.4460.00	Uniforms	-	-	-	-	2,250
	Total Commodities	-	-	-	-	68,950
	<u>Other Charges</u>					
.4540.00	Insurance	-	-	-	-	8,000
.4560.00	Memberships & Subscriptions	-	-	-	-	7,000
	Total Other Charges	-	-	-	-	15,000
	<u>Capital - \$5,000/item min.</u>					
.4830.00	Equipment					20,000
.4860.00	Vehicles	-	-	-	-	100,000
	Total Capital	-	-	-	-	120,000
	Total Budget Request	-	-	-	-	1,313,495

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
10.80.4001.00	Salaries	382,971	320,517	449,600	464,300	365,700
10.80.4002.00	Overtime	1,309	1,631	500	3,000	2,000
10.80.4010.00	Payroll Taxes	28,373	23,122	37,800	34,650	27,900
10.80.4020.00	Unemployment Taxes	-	-	4,600	3,300	3,500
10.80.4025.00	Workers Compensation	8,196	7,006	18,800	10,500	12,000
10.80.4030.00	Group Insurance	58,743	56,071	72,800	82,500	37,400
10.80.4035.00	Retirement Contribution	30,177	33,361	57,800	48,950	43,900
10.80.4045.00	Cell Phone Allowance	475	388	-	600	600
	Total Personnel Services	510,244	442,096	641,900	647,800	493,000
	<u>New Personnel</u>					
10.80.4001.00	Salaries	-	-	-	-	24,500
10.80.4010.00	Payroll Taxes	-	-	-	-	1,900
10.80.4020.00	Unemployment Taxes	-	-	-	-	250
10.80.4025.00	Workers Compensation	-	-	-	-	1,500
10.80.4030.00	Group Insurance	-	-	-	-	9,700
10.80.4035.00	Retirement Contribution	-	-	-	-	3,000
	Total Personnel Services	-	-	-	-	40,850
	<u>Contractual Services</u>					
10.80.4125.00	Maintenance - Equipment	887	4	3,000	1,000	2,000
10.80.4130.00	Maintenance - Vehicles	-	50	-	750	1,250
10.80.4135.00	Other Contractual Services	3,562	1,530	1,500	3,700	3,800
10.80.4140.00	Postage	75	50	50	100	100
10.80.4145.00	Printing & Advertising	597	-	500	500	600
10.80.4150.00	Professional Services	755	-	-	-	-
10.80.4160.00	Rents	563	1,140	1,000	2,800	3,000
10.80.4170.00	Telephone & Internet	13,992	15,882	6,000	20,000	20,000
10.80.4180.00	Travel & Training	1,816	5,193	5,000	5,200	15,000
	Total Contractual Services	23,183	23,849	17,050	34,050	45,750

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
10.80.4310.00	Computers & Software	23,106	24,118	38,600	38,600	45,550
10.80.4330.00	Fuel & Lubricants	1,994	5,053	5,000	6,400	10,150
10.80.4385.00	Supplies - General	14,008	7,932	5,000	8,000	15,000
10.80.4400.00	Supplies - Office	12,619	5,300	1,000	5,500	3,000
10.80.4410.00	Supplies - Operational	270	2,177	5,000	2,300	2,000
10.80.4440.00	Supplies - Fleet	-	849	-	1,500	1,500
10.80.4460.00	Uniforms	-	581	1,000	1,000	3,000
	Total Commodities	51,997	46,010	55,600	63,300	80,200
	<u>Other Charges</u>					
10.80.4540.00	Insurance	6,687	13,903	15,800	13,903	16,300
10.80.4560.00	Memberships & Subscriptions	195	2,163	3,000	3,000	5,000
10.80.4570.00	Miscellaneous	306	7,646	3,000	9,400	5,000
	Total Other Charges	7,189	23,711	21,800	26,303	26,300
	<u>Capital - \$5,000/item min.</u>					
10.80.4830.00	Equipment	-	-	25,000	-	-
	Total Capital	-	-	25,000	-	-
	Total Budget Request	592,613	535,666	761,350	771,453	686,100

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Contractual Services</u>					
10.82.4122.00	Maintenance - Buildings	26,671	48,000	48,000	48,000	90,000
10.82.4125.00	Maintenance - Equipment	9,555	13,000	10,500	13,000	15,000
10.82.4127.00	Maintenance - Infrastructure	7,377	14,000	9,000	14,000	4,000
10.82.4135.00	Other Contractual Services	56,903	72,000	80,000	72,000	76,000
10.82.4150.00	Professional Services	426	4,000	4,000	4,000	4,200
10.82.4160.00	Rents	-	3,400	1,500	3,400	3,600
10.82.4190.00	Utilities	106,384	113,200	80,000	113,200	124,000
	Total Contractual Services	207,316	267,600	233,000	267,600	316,800
	<u>Commodities</u>					
10.82.4390.00	Supplies - Janitorial	1,318	500	4,000	500	1,500
10.82.4410.00	Supplies - Operational	5,022	1,200	3,000	1,200	3,000
	Total Commodities	6,340	1,700	7,000	1,700	4,500
	<u>Other Charges</u>					
10.82.4540.00	Insurance	20,526	25,208	23,100	25,208	32,000
	Total Other Charges	20,526	25,208	23,100	25,208	32,000
	<u>Capital - \$5,000/item min.</u>					
10.82.4810.00	Buildings	52,298	13,830	25,000	13,830	650,000
	Total Capital	52,298	13,830	25,000	13,830	650,000
	Total Budget Request	286,480	308,338	288,100	308,338	1,003,300

TOWN OF JOHNSTOWN
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CONSERVATION TRUST FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Conservation Trust	0	0	0	0	0	350,000	---	350,000
Totals	\$0	\$0	\$0	\$0	0	\$350,000	\$0	\$350,000

Total Cash Available \$ 351,112

Ending Fund Balance \$ 1,112

% of Total Budget 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CONSERVATION TRUST FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
30.01.3450.00	Lottery Funds	110,880	89,835	82,000	110,000	100,000
30.01.3960.00	Interest Income	774	3,639	50	5,000	4,000
TOTAL FUND REVENUES		111,654	93,474	82,050	115,000	104,000
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						247,112
TOTAL ANTICIPATED FUNDS AVAILABLE		111,654	93,474	82,050	115,000	351,112

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Capital - \$5,000/item min.					
30.90.4840.00	Infrastructure	79,593	-	-	-	350,000
	Total Capital	79,593	-	-	-	350,000
	Total Budget Request	79,593	-	-	-	350,000

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ARTS & CULTURE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Arts & Culture Fund	-	-	-	-	-	-	-	-
Totals	\$0	\$0	\$0	\$0	0	\$0	\$0	\$0
Total Cash Available								\$ 167,102
Ending Fund Balance								\$ 167,102
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>ARTS & CULTURE FUND REVENUES</u>				<u>Budget</u>		
32.01.3999.00	Transfer In from Library (Library Fac Fee)	-	-	-	17,522	149,580
TOTAL FUND REVENUES		-	-	-	17,522	149,580
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						17,522
TOTAL ANTICIPATED FUNDS AVAILABLE		-	-	-	17,522	167,102

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Capital - \$5,000/item min.					
32.90.4800.00	Art	-	-	-	-	-
	Total Capital	-	-	-	-	-
	Total Budget Request	-	-	-	-	-

TOWN OF JOHNSTOWN
ANNUAL BUDGET
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PARKS AND OPEN SPACE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Parks Fund	762,500	646,250	140,600	72,100	1,621,450	141,000	1,935,000	-	3,697,450
Totals	\$ 762,500	\$ 646,250	\$ 140,600	\$ 72,100	\$ 1,621,450	\$ 141,000	\$ 1,935,000	\$ -	\$ 3,697,450

Total Cash Available \$ 8,256,817

Ending Fund Balance \$ 4,559,367

% of Total Budget 20.62% 17.48% 3.80% 1.95% 43.85% 3.81% 52.33% 0.00% 100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>PARKS AND OPEN SPACE FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
34.01.3225.00	Fishing Licenses	380	735	500	750	500
34.01.3420.00	Grants	13,456	-	-	-	-
34.01.3470.00	Larimer County Open Space	481,882	261,368	243,650	390,000	400,000
34.01.3532.00	Park Fees - Building Permits	229,500	167,000	85,000	189,000	87,500
34.01.3550.00	Cemetery Care Fees	(700)	-	-	-	-
34.01.3567.00	Park Reservation Fees	1,970	2,260	400	2,300	1,600
34.01.3740.00	Park & OS - Impact Fees	829,975	693,478	456,980	733,000	535,850
34.01.3741.00	Park & OS - Developer Share	1,000	-	-	-	-
34.01.3940.00	Cemetery Lot Purchase	74,222	50,235	17,000	51,000	40,000
34.01.3953.00	Donation - General	925	-	-	-	-
34.01.3960.00	Interest Income	48,019	110,224	2,000	135,000	50,000
34.01.3985.00	Reimbursed Expenses	1,356	6,168	-	6,300	1,000
		<u>1,681,986</u>	<u>1,291,468</u>	<u>805,530</u>	<u>1,507,350</u>	<u>1,116,450</u>
34.01.3999.00	From Water Fund	20,000	20,000	20,000	20,000	70,000
34.01.3999.00	From Sewer Fund	20,000	20,000	20,000	20,000	60,000
34.01.3999.00	From Drainage	10,000	10,000	10,000	10,000	10,000
34.01.3999.00	From General Fund	1,112,000	-	-	-	1,000,000
Total Fund Revenues		<u>2,843,986</u>	<u>1,341,468</u>	<u>855,530</u>	<u>1,557,350</u>	<u>2,256,450</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						6,000,367
TOTAL ANTICIPATED FUNDS AVAILABLE						<u>8,256,817</u>

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Personnel Services					
34.90.4001.00	Salaries	210,526	220,563	341,500	341,500	388,400
34.90.4002.00	Overtime	9,952	18,315	6,000	16,500	13,000
34.90.4010.00	Payroll Taxes	16,342	17,112	26,200	26,200	30,800
34.90.4020.00	Unemployment Taxes	-	-	6,700	3,500	4,000
34.90.4025.00	Workers Compensation	9,380	6,456	17,500	14,900	15,000
34.90.4030.00	Group Insurance	36,581	42,173	70,850	64,900	56,900
34.90.4035.00	Retirement Contribution	20,432	21,605	42,000	37,000	43,600
	Total Personnel Services	303,213	326,225	510,750	504,500	551,700
	New Personnel Services					
34.90.4001.00	Salaries	-	-	-	-	128,600
34.90.4002.00	Overtime	-	-	-	-	4,000
34.90.4010.00	Payroll Taxes	-	-	-	-	9,900
34.90.4020.00	Unemployment Taxes	-	-	-	-	1,100
34.90.4025.00	Workers Compensation	-	-	-	-	3,500
34.90.4030.00	Group Insurance	-	-	-	-	48,200
34.90.4035.00	Retirement Contribution	-	-	-	-	15,500
	Total Personnel Services	-	-	-	-	210,800
	Contractual Services					
34.90.4122.00	Maintenance - Buildings	303	5,044	8,000	6,000	12,000
34.90.4125.00	Maintenance - Equipment	12,761	22,247	60,000	40,000	38,000
34.90.4127.00	Maintenance - Infrastructure	34,279	65,054	45,000	69,000	300,000
34.90.4130.00	Maintenance - Fleet	3,512	119	15,000	6,000	10,000
34.90.4135.00	Other Contractual Services	31,407	37,942	49,500	45,000	56,250
34.90.4150.00	Professional Services	54,155	27,655	65,000	50,000	60,000
34.90.4170.00	Telephone & Internet	1,823	2,605	2,600	6,500	5,000
34.90.4180.00	Travel & Training	1,723	625	4,000	4,000	5,000
34.90.4190.00	Utilities	56,670	4,763	160,000	130,000	160,000
	Total Contractual Services	196,634	166,053	409,100	356,500	646,250

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
34.90.4300.00	Chemicals	22,659	19,942	27,000	25,000	20,000
34.90.4310.00	Computers & Software	500	992	14,040	15,000	11,600
34.90.4330.00	Fuel & Lubricants	10,347	9,478	15,000	13,000	18,000
34.90.4385.00	Supplies - General	2,306	1,021	3,000	3,000	5,000
34.90.4410.00	Supplies - Operational	35,173	27,995	25,000	50,000	70,000
34.90.4420.00	Supplies - Safety	196	789	1,500	1,500	2,000
34.90.4430.00	Supplies - Training	248	-	1,000	1,000	4,000
34.90.4440.00	Supplies - Fleet	1,032	3,191	-	5,800	6,000
34.90.4460.00	Uniforms	3,101	1,404	2,250	2,250	4,000
	Total Commodities	75,562	64,812	88,790	116,550	140,600
	<u>Other Charges</u>					
34.90.4540.00	Insurance	4,180	4,332	4,300	4,332	8,100
34.90.4570.00	Miscellaneous	10,000	-	12,000	12,000	64,000
	Total Other Charges	14,180	4,332	16,300	16,332	72,100
	<u>Capital - \$5,000/item min.</u>					
34.90.4830.00	Equipment	-	36,646	80,000	80,000	141,000
34.90.4840.00	Infrastructure	1,416,479	-	80,000	-	-
34.90.4860.00	Vehicles	48,712	45,680	45,000	45,680	-
	Total Capital	1,465,191	82,326	205,000	125,680	141,000
<u>Impact</u>						
	<u>Capital - \$5,000/item min.</u>					
34.90.4840.00	Infrastructure	65,166	708,232	2,700,000	2,430,000	1,935,000
	Total Capital	65,166	708,232	2,700,000	2,430,000	1,935,000
	Total Budget Request	2,119,946	1,351,980	3,929,940	3,549,562	3,697,450

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STREET AND ALLEY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Streets Fund	1,092,400	3,977,000	405,850	26,000	5,501,250	6,384,000	-	-	11,885,250
Totals	\$ 1,092,400	\$ 3,977,000	\$ 405,850	\$ 26,000	\$ 5,501,250	\$ 6,384,000	\$ -	\$ -	\$ 11,885,250

Total Cash Available \$ 25,766,282

Ending Fund Balance \$ 13,881,031

% of Total Budget 9.19% 33.46% 3.41% 0.22% 46.29% 53.71% 0.00% 0.00% 100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept Actuals</u>	<u>Adopted Budget</u>	<u>Estimated</u>	<u>Proposed</u>
<u>STREET AND ALLEY FUND REVENUES</u>						
36.01.3120.00	Sales Taxes - General	2,109,331	1,258,944	1,500,000	1,900,000	2,050,000
36.01.3122.00	Use Taxes - Buildings	666,740	400,346	187,500	425,000	400,000
36.01.3124.00	Sales & Use Taxes - Vehicles	2,268,017	1,723,457	1,500,000	1,900,000	1,600,000
36.01.3140.00	Specific Ownership Taxes	536,268	356,285	380,000	420,000	425,000
36.01.3176.00	Highway Users Taxes	559,856	361,319	538,905	450,000	530,000
36.01.3265.00	Right of Way Permits	-	12,475	-	14,000	10,000
36.01.3420.00	Grants	66,666	479,323	1,175,000	1,095,000	-
36.01.3430.00	Road & Bridge - Weld	104,109	55,617	65,000	65,000	65,000
36.01.3435.00	Road & Bridge - Larimer	46,379	56,015	50,000	56,100	50,000
36.01.3580.00	Vehicle Registration Fees	66,410	41,783	65,000	65,000	65,000
36.01.3585.00	Street Maintenance Fee	2	-	-	-	-
36.01.3590.00	Trash Collection Fees	955,348	756,671	945,000	980,000	985,000
36.01.3790.00	Transportation Facility Development Fee - Impact	3,488,229	2,352,639	1,170,000	2,470,000	1,246,375
36.01.3792.00	Traffic Signal Impact Fee	2,410	-	4,000	-	-
36.01.3793.00	Traffic Signal - Dev Share	52,500	29,750	-	29,750	-
36.01.3794.00	Traffic Interchange Recovery	73,431	48,859	-	48,859	30,000
36.01.3960.00	Interest	118,087	271,270	10,200	300,000	100,000
36.01.3970.00	Miscellaneous	140	40	-	40	-
36.01.3985.00	Refund Of Expenditures	1,095	5,615	-	5,615	1,000
36.01.3995.00	Unrealized Gain On Investments	11,895	-	-	-	-
36.01.3999.00	Transfer In	-	1,450,000	1,450,000	1,450,000	-
Subtotal		11,126,912	9,660,406	9,040,605	11,674,364	7,557,375
Total Fund Revenues		11,126,912	9,660,406	9,040,605	11,674,364	7,557,375
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						18,208,907
Total Anticipated Funds Available						25,766,282

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
36.90.4001.00	Salaries	313,401	271,861	429,200	429,200	427,400
36.90.4002.00	Overtime	11,491	17,384	25,250	25,250	26,800
36.90.4010.00	Payroll Taxes	23,834	20,688	34,350	34,350	33,400
36.90.4020.00	Unemployment Taxes	-	-	7,650	7,650	3,600
36.90.4025.00	Workers Compensation	15,554	10,119	38,290	38,290	37,000
36.90.4030.00	Group Insurance	46,934	50,743	101,600	101,600	68,700
36.90.4035.00	Retirement Contribution	32,058	29,856	54,450	54,450	52,200
	Total Personnel Services	443,274	400,651	690,790	690,790	649,100
	<u>New Personnel</u>					
36.90.4001.00	Salaries	-	-	-	-	268,000
36.90.4002.00	Overtime	-	-	-	-	5,000
36.90.4010.00	Payroll Taxes	-	-	-	-	20,700
36.90.4020.00	Unemployment Taxes	-	-	-	-	2,400
36.90.4025.00	Workers Compensation	-	-	-	-	9,000
36.90.4030.00	Group Insurance	-	-	-	-	105,900
36.90.4035.00	Retirement Contribution	-	-	-	-	32,300
	Total New Personnel	-	-	-	-	443,300
	<u>Contractual Services</u>					
36.90.4125.00	Maintenance - Equipment	9,506	37,716	25,000	45,000	25,000
36.90.4127.00	Maintenance - Infrastructure	3,091,448	64,019	1,350,000	1,670,000	2,503,000
36.90.4130.00	Maintenance - Fleet	22,735	23,935	10,000	43,000	40,000
36.90.4135.00	Other Contractual Services	794,868	700,560	970,000	970,000	1,006,000
36.90.4140.00	Postage	-	-	1,000	-	1,000
36.90.4145.00	Printing & Advertising	1,709	-	3,000	-	3,000
36.90.4150.00	Professional Services	23,283	8,319	50,000	15,000	20,000
36.90.4160.00	Rents	4,774	5,137	5,500	10,000	8,000
36.90.4170.00	Telephone & Internet	3,304	4,724	3,600	6,600	6,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
36.90.4180.00	Travel & Training	3,498	11,872	7,000	13,000	15,000
36.90.4190.00	Utilities	430,683	209,251	350,000	310,000	350,000
	Total Contractual Services	4,385,807	1,065,533	2,775,100	3,082,600	3,977,000
	<u>Commodities</u>					
36.90.4300.00	Chemicals	87,438	41,669	60,000	50,000	59,000
36.90.4310.00	Computers & Software	10,829	15,642	12,100	20,000	25,100
36.90.4330.00	Fuel & Lubricants	75,662	35,638	35,000	45,000	75,000
36.90.4385.00	Supplies - General	5,648	581	10,000	4,000	10,000
36.90.4400.00	Supplies - Office	-	-	400	400	-
36.90.4410.00	Supplies - Operational	31,611	87,377	45,000	190,000	185,000
36.90.4420.00	Supplies - Safety	7,427	29,210	15,000	29,210	23,000
36.90.4430.00	Supplies - Training	-	310	500	500	4,000
36.90.4440.00	Supplies - Fleet	47,459	16,108	25,000	21,000	18,000
36.90.4460.00	Uniforms	4,083	2,904	4,000	4,000	6,750
	Total Commodities	270,156	229,439	207,000	364,110	405,850
	<u>Other Charges</u>					
36.90.4540.00	Insurance	6,197	6,659	19,900	6,659	13,000
36.90.4560.00	Memberships & Subscriptions	422	-	1,000	-	8,000
36.90.4570.00	Miscellaneous	247	3,901	5,000	3,925	5,000
	Total Other Charges	6,866	10,560	25,900	10,584	26,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Capital - \$5,000/item min.</u>					
36.90.4830.00	Equipment	-	97,226	170,000	170,000	229,000
36.90.4840.00	Infrastructure	3,269,266	4,137,456	7,365,000	6,565,000	5,550,000
36.90.4860.00	Vehicles	161,464	43,333	313,000	446,000	605,000
36.90.4890.00	Other Improvements	15,055	-	-	-	-
	Total Capital	3,445,786	4,278,015	7,848,000	7,181,000	6,384,000
	Total Budget Request	8,551,888	5,984,198	11,546,790	11,329,084	11,885,250

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2024**

CAPITAL PROJECTS FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Capital Projects	-	9,500	-	-	9,500	2,979,000	-	2,988,500
Totals	\$ -	\$ 9,500	\$ -	\$ -	\$ 9,500	\$ 2,979,000	\$ -	\$ 2,988,500
Total Cash Available								\$ 11,582,306
Ending Fund Balance								\$ 8,593,806
% of Total Budget	0.00%	0.32%	0.00%	0.00%	0.32%	99.68%	0.00%	100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CAPITAL PROJECT FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
38.01.3122.01	Use Tax Revenues - Buildings	1,334,609	1,615,248	300,000	1,925,000	800,000
38.01.3960.00	Interest	165,029	407,583	2,200	500,000	100,000
38.01.3995.00	Unrealized Gain On Investments	69,280	-	-	-	-
38.01.3999.00	Transfers To Tax Fund	-	-	(50,000)	(50,000)	(50,000)
Subtotal		<u>1,568,918</u>	<u>2,022,831</u>	<u>252,200</u>	<u>2,375,000</u>	<u>850,000</u>
Total Fund Revenues		<u>1,568,918</u>	<u>2,022,831</u>	<u>252,200</u>	<u>2,375,000</u>	<u>850,000</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						10,732,306
TOTAL ANTICIPATED FUNDS AVAILABLE						<u>11,582,306</u>

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Contractual Services					
38.90.4135.00	Other Contractual Services	7,800	5,763	11,500	11,500	9,500
	Total Contractual Services	7,800	5,763	11,500	11,500	9,500
	Capital - \$5,000/item min.					
38.90.4840.00	Infrastructure	5,324,980	2,248,439	2,500,000	2,500,000	2,979,000
	Total Capital	5,324,980	2,248,439	2,500,000	2,500,000	2,979,000
	Total Budget Request	5,332,780	2,254,202	2,511,500	2,511,500	2,988,500

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2024**

TAX ALLOCATION EXPENSE SUMMARY

					Total Operating Costs			Total
	Personnel Services	Contract Services	Commodity	Other Charges		Capital Outlay	Debt Service	
Tax Allocation	-	-	-	750,000	750,000	-	-	750,000
Totals	\$ -	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000
Total Cash Available								\$ 791,435
Ending Fund Balance								\$ 41,435
% of Total Budget	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%

	<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
	<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
		<u>Actuals</u>	<u>Budget</u>		
<u>TAX ALLOCATION FUND REVENUES</u>					
Transfers In:					
60.01.3120.00 Tax Sharing	-	-	675,000	700,000	700,000
60.01.3999.00 Transfers In	273,150	-	-	-	50,000
	273,150	257,587	675,000	700,000	750,000
Total Fund Revenues	273,150	257,587	675,000	700,000	750,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)					41,435
Total Anticipated Funds Available					791,435

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Other Charges					
60.90.4570.00	Miscellaneous	758,068	257,587	675,000	700,000	750,000
	Total Other Charges	758,068	257,587	675,000	700,000	750,000
	Total Budget Request	758,068	257,587	675,000	700,000	750,000

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2024**

WATER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
WF Operations	844,700	1,199,000	1,202,950	1,273,000	4,519,650	33,400,000	-	37,919,650
WF C&D	464,850	205,000	492,600	1,650	1,164,100	5,877,500		7,041,600
Totals	\$ 1,309,550	\$ 1,404,000	\$ 1,695,550	\$ 1,274,650	\$ 5,683,750	\$ 39,277,500	\$ -	\$ 44,961,250

Total Cash Available \$ 142,873,436

Ending Fund Balance \$ 97,912,186

% of Total Budget 2.91% 3.12% 3.77% 2.83% 12.64% 87.36% 0.00% 100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
	<u>WATER FUND REVENUES</u>	<u>Actuals</u>	<u>Jan - Sept</u> <u>Actuals</u>	<u>Adopted</u> <u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
70.01.3270.00	Watering Permit	100	150	-	150	-
70.01.3440.00	Grants	676,967	-	-	-	-
70.01.3810.00	Sales Of Potable Water	4,844,250	3,610,293	4,300,000	4,506,200	5,655,000
70.01.3815.00	Sales Of Nonpotable Water	54,335	34,992	20,000	35,000	20,000
70.01.3820.00	Water Tap Fee	3,596,898	2,367,757	1,357,605	2,700,000	1,397,933
70.01.3825.00	Raw Water Development Fee	3,428,766	2,058,490	1,147,945	2,350,000	1,100,925
70.01.3840.00	Hydrant/Bulk Water	502,616	88,890	235,000	100,000	260,000
70.01.3845.00	Water Lease	26,640	36,750	15,000	36,750	20,000
70.01.3850.00	Water Share Fees	183,065	1,647,250	15,000,000	1,647,250	1,600,000
70.01.3852.00	Water Meter Fee	246,776	191,233	86,500	215,000	91,000
70.01.3920.00	Capital/Developer Contributions	38,984,363	-	-	-	-
70.01.3960.00	Interest Income	255,364	579,308	20,000	730,000	250,000
70.01.3970.00	Miscellaneous	232,619	732,649	125,000	732,649	125,000
70.01.3980.00	Proceeds From Issuance Of Bonds	-	-	56,000,000	-	72,000,000
70.01.3985.00	Refund Of Expenditures	21,754	28,938	-	28,938	-
70.01.3995.00	Unrealized Gain On Investments	67,622	-	-	-	-
70.01.3999.01	Transfer In	-	-	-	-	50,700,000
70.01.3999.00	Transfer Out	-	(600,000)	(600,000)	(600,000)	-
	Subtotal	53,122,134	10,776,700	77,707,050	12,481,937	133,219,858
	Total Fund Revenues	53,122,134	10,776,700	77,707,050	12,481,937	133,219,858
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					9,653,578
	Less Contributed Capital					-
	Total Anticipated Funds Available					<u>\$ 142,873,436</u>
	Revenues Total					10,519,858

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Administrative Costs					
	Personnel Services					
70.12.4001.00	Salaries	95,790	60,613	95,800	95,800	109,900
70.12.4002.00	Overtime	559	23	500	500	500
70.12.4010.00	Payroll Taxes	6,627	4,393	7,100	7,100	8,400
70.12.4020.00	Unemployment Taxes	-	-	1,100	1,100	1,000
70.12.4025.00	Workers Compensation	954	679	1,250	1,250	2,500
70.12.4030.00	Group Insurance	18,248	7,869	19,400	19,400	10,600
70.12.4035.00	Retirement Contribution	9,993	6,054	10,900	10,900	13,000
	Total Personnel Services	132,171	79,631	136,050	136,050	145,900
	Contractual Services					
70.12.4110.00	Billing & Administrative	20,000	20,000	20,000	20,000	70,000
70.12.4135.00	Other Contractual Services	66,274	64,308	70,000	70,000	68,400
70.12.4140.00	Postage	8	-	250	250	800
70.12.4145.00	Printing & Advertising	13,393	4,223	15,600	15,600	17,000
70.12.4150.00	Professional Services	473	-	2,000	2,000	2,000
	Total Contractual Services	100,147	88,531	107,850	107,850	158,200
	Administrative Costs Total	232,318	168,162	243,900	243,900	304,100

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Operational Costs					
	Personnel Services					
70.90.4001.00	Salaries	459,724	278,991	330,200	330,200	482,500
70.90.4002.00	Overtime	25,294	17,728	23,250	23,250	25,800
70.90.4005.00	Compensated Absences	3,425	-	4,500	4,500	8,000
70.90.4010.00	Payroll Taxes	35,228	21,055	25,800	25,800	38,900
70.90.4020.00	Unemployment Taxes	-	-	6,900	6,900	4,400
70.90.4025.00	Workers Compensation	15,839	6,509	16,700	16,700	17,000
70.90.4030.00	Group Insurance	96,851	55,002	57,000	57,000	63,600
70.90.4035.00	Retirement Contribution	43,158	30,026	38,700	38,700	58,300
70.90.4045.00	Cell Phone Allowance	-	150	-	300	300
	Total Personnel Services	679,519	409,461	503,050	503,350	698,800
	Contractual Services					
70.90.4122.00	Maintenance - Buildings	1,558	518	5,000	3,000	4,000
70.90.4125.00	Maintenance - Equipment	184,845	58,330	150,000	100,000	107,000
70.90.4127.00	Maintenance - Infrastructure	129,621	304,628	25,000	405,000	50,000
70.90.4130.00	Maintenance - Vehicles	6,823	2,237	4,000	4,000	7,500
70.90.4135.00	Other Contractual Services	301,502	69,364	224,000	104,000	156,000
70.90.4140.00	Postage	4	34	3,500	35	3,500
70.90.4145.00	Printing and Advertising	-	-	2,000	-	2,000
70.90.4150.00	Professional Services	270,786	116,249	200,000	190,000	210,000
70.90.4170.00	Telephone & Internet	13,234	5,045	11,000	8,000	15,800
70.90.4180.00	Travel & Training	5,543	5,837	5,000	6,000	7,000
70.90.4190.00	Utilities	290,656	195,560	230,000	230,000	253,000
70.90.4195.00	Water Assessments	188,394	199,690	225,000	200,000	225,000
	Total Contractual Services	1,392,966	957,491	1,084,500	1,250,035	1,040,800

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
70.90.4300.00	Chemicals	989,131	514,606	1,500,000	900,000	1,100,000
70.90.4310.00	Computers & Software	6,025	3,299	17,600	17,600	31,500
70.90.4330.00	Fuel & Lubricants	6,524	9,096	9,000	9,200	9,000
70.90.4340.00	Hydrants	44,550	-	-	-	-
70.90.4380.00	Supplies - Buildings	-	-	-	-	1,000
70.90.4385.00	Supplies - General	20,332	2,772	7,000	4,000	4,000
70.90.4390.00	Supplies - Janitorial	-	60	1,000	1,000	1,000
70.90.4395.00	Supplies - Lab	20,830	18,821	25,000	22,000	21,450
70.90.4410.00	Supplies - Operational	57,257	14,726	30,000	15,000	20,000
70.90.4420.00	Supplies - Safety	3,613	1,075	1,500	1,500	2,250
70.90.4430.00	Supplies - Training	542	2,626	2,500	2,750	1,500
70.90.4440.00	Supplies - Fleet	7,971	2,314	2,000	4,000	7,500
70.90.4460.00	Uniforms	3,807	2,200	3,500	2,500	3,750
70.90.4480.00	Water Meters	225,621	-	-	-	-
	Total Commodities	1,386,203	571,593	1,599,100	979,550	1,202,950
	<u>Other Charges</u>					
70.90.4515.00	Depreciation	518,024	408,114	970,000	544,200	994,200
70.90.4540.00	Insurance	55,013	63,930	57,300	63,930	77,300
70.90.4560.00	Memberships& Subscriptions	787	1,521	1,350	1,600	1,500
70.90.4570.00	Miscellaneous	52,530	4,149	200,000	50,000	200,000
	Total Other Charges	626,353	477,714	1,228,650	659,730	1,273,000
	<u>Capital - \$5,000/item min.</u>					
70.90.4810.00	Buildings	-	46,065	261,280	308,280	30,000,000
70.90.4840.00	Infrastructure	-	1,524,545	33,300,000	13,650,000	1,200,000
70.90.4860.00	Vehicles	-	25,734	-	26,000	-
70.90.4880.00	Water Shares	-	685,700	350,000	690,000	400,000
70.90.4995.00	Cost of Issuance	-	-	600,000	-	1,800,000
	Total Capital	-	2,282,044	34,511,280	14,674,280	33,400,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Water - C&D					
	<u>Personnel Services</u>					
70-92-4001-00	Salaries	-	136,757	311,600	311,600	272,500
70-92-4002-00	Overtime	-	11,630	10,500	14,000	16,500
70-92-4005-00	Compensated Absences	-		1,500	1,500	3,500
70-92-4010-00	Payroll Taxes	-	10,686	24,600	24,600	21,200
70-92-4020-00	Unemployment Taxes	-		3,500	3,500	2,500
70-92-4025-00	Workers Compensation	-	6,668	3,700	7,000	6,500
70-92-4030-00	Group Insurance	-	26,132	79,700	79,700	34,600
70-92-4035-00	Retirement Contribution	-	11,245	38,200	38,200	32,600
	Total Personnel Services	-	203,118	473,300	480,100	389,900
	<u>New Personnel</u>					
70-92-4001.00	Salaries	-	-	-	-	48,400
70-92-4002.00	Overtime	-	-	-	-	1,000
70-92-4010.00	Payroll Taxes	-	-	-	-	3,700
70-92-4020.00	Unemployment Taxes	-	-	-	-	500
70-92-4025.00	Workers Compensation	-	-	-	-	900
70-92-4030.00	Group Insurance	-	-	-	-	14,600
70-92-4035.00	Retirement Contribution	-	-	-	-	5,850
	Total Personnel Services	-	-	-	-	74,950
	<u>Contractual Services</u>					
70-92-4125-00	Maintenance - Equipment	-	50,702	40,000	51,000	85,000
70-92-4127-00	Maintenance - Infrastructure	-	78,015	100,000	78,500	100,000
70-92-4130-00	Maintenance - Vehicles	-	6,999	3,000	7,000	6,000
70-92-4135-00	Other Contractual Services	-	4,185	14,000	14,000	14,000
	Total Contractual Services	-	139,900	157,000	150,500	205,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
70-92-4170-00	Telephone & Internet	-	2,103	9,500	4,000	4,800
70-92-4180-00	Travel & Training	-	6,393	4,500	6,500	7,500
70-92-4310-00	Computers And Software	-	11,604	21,000	37,000	52,000
70-92-4330-00	Fuel And Lubricants	-	-	5,000	5,000	9,000
70-92-4340-00	Hydrants	-	20,882	50,000	50,000	50,000
70-92-4385-00	Supplies - General	-	2,174	7,000	4,000	4,000
70-92-4395-00	Supplies - Lab	-	856	5,000	5,000	2,000
70-92-4410-00	Supplies - Operational	-	20,134	30,000	30,000	30,000
70-92-4420-00	Supplies - Safety	-	4,752	6,500	6,500	3,000
70-92-4430-00	Supplies - Training	-	2,428	2,500	3,550	1,300
70-92-4440-00	Supplies - Vehicles	-	640	2,000	2,000	6,000
70-92-4460-00	Uniforms	-	1,177	2,000	2,000	3,000
70-92-4480-00	Water Meters	-	194,442	150,000	300,000	320,000
	Total Commodities	-	267,585	295,000	455,550	492,600
	<u>Other Charges</u>					
70-92-4560-00	Memberships & Subscriptions	-	856	1,350	1,000	1,500
70-92-4570-00	Miscellaneous	-	6,097	500	6,100	150
	Total Other Charges	-	6,953	1,850	7,100	1,650
	<u>Capital - \$5,000/Item Min.</u>					
70-92-4830-00	Capital - Equipment	-	5,117	6,000	5,117	65,000
70-92-4840-00	Capital - Infrastructure	13,896,309	951,416	2,500,000	1,450,000	5,700,000
70-92-4860-00	Capital - Vehicles	77,380	-	-	-	112,500
70-92-4880-00	Capital - Water Shares	45,000	-	-	-	-
	Total Capital	14,018,689	956,533	2,506,000	1,455,117	5,877,500
	Total Budget Request	18,336,048	6,440,554	42,603,630	20,859,212	44,961,250

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2024**

SEWER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
SF Operations	847,200	1,033,050	338,750	1,202,800	3,421,800	28,585,000	2,767,650	34,774,450
SF C&D	278,850	287,650	54,050	1,490	622,040	13,137,500	-	13,759,540
Totals	\$ 1,126,050	\$ 1,320,700	\$ 392,800	\$ 1,204,290	\$ 4,043,840	\$ 41,722,500	\$ 2,767,650	\$ 48,533,990
Total Cash Available								\$ 65,753,911
Ending Fund Balance								\$ 17,219,921
% of Total Budget	2.32%	2.72%	0.81%	2.48%	8.33%	85.97%	5.70%	100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>SEWER FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
72.01.3775.00	Sewer - Regional Impact Fee	4,387,299	1,872,500	2,105,000	2,100,000	1,345,000
72.01.3870.00	Sewer Charges	3,015,211	2,519,053	3,181,500	3,348,000	3,795,000
72.01.3880.00	Sewer Tap Fees	4,093,372	1,972,590	1,113,560	2,220,000	2,793,775
72.01.3960.00	Interest	992,106	2,298,425	100,000	2,500,000	500,000
72.01.3970.00	Miscellaneous	50,470	45,709	18,900	45,709	25,000
72.01.3995.00	Unrealized Gain On Investments	45,145	-	-	-	-
72.01.3999.00	Transfers In	-	-	50,000,000	50,000,000	-
72.01.3999.00	Transfers Out	-	(600,000)	(600,000)	(600,000)	-
72-01-3985-00	Refund Of Expenditures	260,000	-	-	-	-
Subtotal		12,843,603	8,108,276	55,918,960	59,613,709	8,458,775
Total Fund Revenues		12,843,603	8,108,276	55,918,960	59,613,709	8,458,775
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						57,295,136
Total Anticipated Funds Available						65,753,911

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Administrative Costs</u>					
	<u>Personnel Services</u>					
72.12.4001.00	Salaries	96,093	60,612	95,800	95,800	109,900
72.12.4002.00	Overtime	559	23	500	500	500
72.12.4010.00	Payroll Taxes	6,643	4,393	7,100	7,100	8,400
72.12.4020.00	Unemployment Taxes	-	-	1,100	1,100	1,000
72.12.4025.00	Workers Compensation	929	679	1,250	1,250	2,500
72.12.4030.00	Group Insurance	18,247	7,869	19,400	19,400	10,600
72.12.4035.00	Retirement Contribution	9,993	6,054	10,900	10,900	13,000
	Total Personnel Services	132,464	79,630	136,050	136,050	145,900
	<u>Contractual Services</u>					
72.12.4110.00	Billing & Administrative	20,000	20,000	20,000	20,000	60,000
72.12.4135.00	Other Contractual Services	46,749	54,373	55,700	60,900	68,400
72.12.4140.00	Postage	-	-	500	250	800
72.12.4145.00	Printing & Advertising	12,043	4,223	15,500	15,600	17,000
	Total Contractual Services	78,792	78,597	91,700	96,750	146,200
	Total Administrative Costs	211,255	158,227	227,750	232,800	292,100

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Operational Costs</u>					
	<u>Personnel Services</u>					
72.90.4001.00	Salaries	282,324	245,492	243,000	250,000	463,200
72.90.4002.00	Overtime	15,577	14,999	23,250	23,250	24,300
72.90.4005.00	Compensated Absences	3,679	-	4,500	4,500	8,000
72.90.4010.00	Payroll Taxes	22,585	18,271	19,100	19,100	37,300
72.90.4020.00	Unemployment Taxes	-	-	5,200	5,200	4,300
72.90.4025.00	Workers Compensation	8,312	5,152	21,200	21,200	21,000
72.90.4030.00	Group Insurance	57,329	49,685	48,250	50,000	84,600
72.90.4035.00	Retirement Contribution	28,565	24,609	29,900	29,900	57,400
72.90.4045.00	Cell Phone Allowance	28,565	163		200	1,200
	Total Personnel Services	446,935	358,370	394,400	403,350	701,300
	<u>Contractual Services</u>					
72.90.4122.00	Maintenance - Buildings	5,527	1,706	7,500	7,500	4,000
72.90.4125.00	Maintenance - Equipment	79,291	91,165	90,000	92,000	47,000
72.90.4127.00	Maintenance - Infrastructure	100,253	24,853	25,000	27,500	70,000
72.90.4130.00	Maintenance - Vehicles	6,044	2,717	3,000	3,000	6,500
72.90.4135.00	Other Contractual Services	232,589	176,017	379,000	257,478	202,450
72.90.4140.00	Postage	4	-	-	-	1,000
72.90.4145.00	Printing & Advertising	-	-	500	-	1,000
72.90.4150.00	Professional Services	21,283	3,615	20,000	5,000	10,000
72.90.4160.00	Rents	827	-	5,000	3,000	5,000
72.90.4170.00	Telephone & Internet	12,807	7,834	9,700	10,000	25,400
72.90.4180.00	Travel & Training	3,265	4,276	4,500	4,500	7,000
72.90.4190.00	Utilities	354,327	267,608	315,000	370,000	507,500
	Total Contractual Services	816,216	579,791	859,200	779,978	886,850
	<u>Commodities</u>					
72.90.4300.00	Chemicals	184,435	192,007	200,000	192,100	260,000
72.90.4310.00	Computers & Software	4,847	4,305	18,610	18,000	20,000
72.90.4330.00	Fuel & Lubricants	6,514	9,096	9,000	9,500	10,000
72.90.4380.00	Supplies - Buildings	11	119	3,500	3,500	2,500
72.90.7385.00	Supplies - General	8,790	2,157	5,000	3,000	3,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
72.90.4390.00	Supplies - Janitorial	51	171	1,500	1,200	1,500
72.90.4395.00	Supplies - Lab	5,194	2,412	12,000	6,000	8,000
72.90.4400.00	Supplies - Office	-	379	250	400	1,500
72.90.4410.00	Supplies - Operational	27,173	12,944	15,000	15,000	15,000
72.90.4420.00	Supplies - Safety	4,045	804	1,500	1,500	5,000
72.90.4430.00	Supplies - Training	111	2,785	2,500	2,800	1,500
72.90.4440.00	Supplies - Fleet	7,765	3,813	1,000	4,250	7,000
72.90.4460.00	Uniforms	1,801	685	2,000	1,285	3,750
	Total Commodities	250,735	231,677	271,860	258,535	338,750
	<u>Other Charges</u>					
72.90.4515.00	Depreciation	235,093	393,570	1,200,000	525,300	1,125,300
72.90.4540.00	Insurance	57,408	61,371	55,000	61,371	76,000
72.90.4560.00	Memberships & Subscriptions	400	1,492	1,350	1,500	1,500
72.90.4570.00	Miscellaneous	11,990	796	-	800	-
	Total Other Charges	304,890	457,228	1,256,350	588,971	1,202,800
	<u>Capital - \$5,000/item min.</u>					
72.90.4810.00	Buildings	1,467,800	13,718,677	57,300,000	25,505,000	28,500,000
72.90.4820.00	Easements	(2,275)		-	-	-
72.90.4830.00	Equipment	-	12,757	15,000	15,000	40,000
72.90.4840.00	Infrastructure	27,150,781		-		-
72.90.4860.00	Vehicles	71,651	-	-	-	45,000
	Total Capital	28,687,957	13,731,434	57,315,000	25,520,000	28,585,000
	<u>Debt Service</u>					
72.90.4900.00	Principal	-	-	808,700	810,000	855,000
72.90.4950.00	Interest	1,953,150	976,575	1,955,300	1,955,300	1,912,650
	Total Debt Service	1,953,150	976,575	2,764,000	2,765,300	2,767,650

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Sewer - C&D</u>					
	<u>Personnel Services</u>					
72-92-4001-00	Salaries	-	74,447	111,400	111,400	144,700
72-92-4002-00	Overtime	-	4,377	10,500	10,500	6,500
72-92-4005-00	Compensated Absences	-		1,500	1,500	3,000
72-92-4010-00	Payroll Taxes	-	5,796	9,500	9,500	11,000
72-92-4020-00	Unemployment Taxes	-		3,500	3,500	2,100
72-92-4025-00	Workers Compensation	-	3,559	3,700	3,700	3,700
72-92-4030-00	Group Insurance	-	15,037	33,500	33,500	15,000
72-92-4035-00	Retirement Contribution	-	6,716	13,200	13,200	17,900
	Total Personnel Services	-	109,933	186,800	186,800	203,900
	<u>New Personnel</u>					
72-92-4001.00	Salaries	-	-	-	-	48,400
72-92-4002.00	Overtime	-	-	-	-	1,000
72-92-4010.00	Payroll Taxes	-	-	-	-	3,700
72-92-4020.00	Unemployment Taxes	-	-	-	-	500
72-92-4025.00	Workers Compensation	-	-	-	-	900
72-92-4030.00	Group Insurance	-	-	-	-	14,600
72-92-4035.00	Retirement Contribution	-	-	-	-	5,850
	Total New Personnel	-	-	-	-	74,950
	<u>Contractual Services</u>					
72-92-4125-00	Maintenance - Equipment	-	957	5,000	2,000	5,000
72-92-4127-00	Maintenance - Infrastructure	-	73,272	100,000	73,500	75,000
72-92-4130-00	Maintenance - Vehicles	-	6,999	3,000	7,000	4,750
72-92-4135-00	Other Contractual Services	-	49,955	127,000	107,000	181,000
72-92-4140-00	Postage	-	-	250	-	-
72-92-4145-00	Printing & Advertising	-	-	500	-	-
72-92-4150-00	Professional Services	-	142	20,000	20,000	10,000
72-92-4170-00	Telephone & Internet	-	1,134	3,750	3,750	4,400
72-92-4180-00	Travel & Training	-	6,419	4,500	6,500	7,500
	Total Contractual Services	-	138,878	264,000	219,750	287,650

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Commodities</u>					
72-92-4300-00	Chemicals	-	-	15,000	5,000	-
72-92-4310-00	Computers And Software	-	3,568	500	4,500	6,000
72-92-4330-00	Fuel & Lubricants	-	-	5,000	5,000	9,000
72-92-4385-00	Supplies - General	-	5,131	5,000	7,000	7,000
72-92-4410-00	Supplies - Operational	-	17,148	15,000	20,000	20,000
72-92-4420-00	Supplies - Safety	-	4,797	6,500	6,500	3,000
72-92-4430-00	Supplies - Training	-	1,865	2,500	3,000	1,300
72-92-4440-00	Supplies - Vehicles	-	867	2,000	2,000	4,750
72-92-4460-00	Uniforms	-	1,177	2,000	1,500	3,000
	Total Commodities	-	34,554	53,500	54,500	54,050
	<u>Other Charges</u>					
72-92-4560-00	Memberships & Subscriptions	-	758	1,350	1,350	1,490
72-92-4570-00	Miscellaneous	-	1,046	500	1,100	-
	Total Other Charges	-	1,804	1,850	2,450	1,490
	<u>Capital - \$5,000/Item Min.</u>					
72-92-4830-00	Equipment	-	5,151	6,000	5,500	25,000
72-92-4840-00	Infrastructure	-	3,866,040	21,060,000	14,000,000	13,000,000
72-92-4860-00	Vehicles	-	-	-	-	112,500
	Total Capital	-	3,871,190	21,066,000	14,005,500	13,137,500
	Total Budget Request	32,671,138	20,649,661	84,660,710	45,017,934	48,533,990

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
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DRAINAGE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Drainage Fund	369,900	899,990	43,600	64,000	1,377,490	1,038,400	-	2,415,890
Totals	\$ 369,900	\$ 899,990	\$ 43,600	\$ 64,000	\$ 1,377,490	\$ 1,038,400	\$ -	\$ 2,415,890
Total Cash Available								\$ 5,339,955
Ending Fund Balance								\$ 2,924,065
% of Total Budget	15.31%	37.25%	1.80%	2.65%	57.02%	42.98%	0.00%	100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>DRAINAGE FUND REVENUES</u>				<u>Budget</u>		
74.01.3720.00	Drainage Impact Fee	811,250	293,865	220,000	300,000	220,000
74.01.3860.00	Drainage Charges	501,456	395,331	500,000	520,000	525,000
74.01.3960.00	Interest	33,990	77,444	1,000	100,000	40,000
74.01.3970.00	Miscellaneous	-	-	-	-	457,560
74.01.3995.00	Unrealized Gain On Investments	10,783	-	-	-	-
74.01.3999.00	Transfers	-	(250,000)	(250,000)	(250,000)	-
Subtotal		<u>1,357,479</u>	<u>516,640</u>	<u>471,000</u>	<u>670,000</u>	<u>1,242,560</u>
Total Fund Revenues		<u>1,357,479</u>	<u>516,640</u>	<u>471,000</u>	<u>670,000</u>	<u>1,242,560</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						4,097,395
Total Anticipated Funds Available						<u>5,339,955</u>

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
Administrative Costs						
	Personnel Services					
74.12.4001.00	Salaries	68,629	47,648	73,050	73,050	87,600
74.12.4002.00	Overtime	316	15	500	500	500
74.12.4010.00	Payroll Taxes	4,677	3,442	5,630	5,630	6,700
74.12.4020.00	Unemployment Taxes	-	-	1,050	1,050	1,300
74.12.4025.00	Workers Compensation	736	567	870	870	1,000
74.12.4030.00	Group Insurance	13,270	6,909	14,020	14,020	9,400
74.12.4035.00	Retirement Contribution	7,066	4,877	7,790	7,790	10,400
	Total Personnel Services	94,694	63,458	102,910	102,910	116,900
	Contractual Services					
74.12.4110.00	Billing & Administrative	10,000	10,000	10,000	10,000	10,000
74.12.4135.00	Other Contractual Services	24,969	17,730	26,390	26,390	26,390
74.12.4140.00	Postage	-	-	500	500	500
74.12.4145.00	Printing & Advertising	8,043	2,815	10,600	10,600	10,600
	Total Contractual Services	43,012	30,545	47,490	47,490	47,490
	Total Administrative Costs	137,706	94,003	150,400	150,400	164,390
	Operational Costs					
	Personnel Services					
74.90.4001.00	Salaries	73,691	56,493	95,600	95,600	120,400
74.90.4002.00	Overtime	2,814	3,930	10,250	10,250	8,900
74.90.4005.00	Compensated Absences	2,409		3,000	3,000	5,000
74.90.4010.00	Payroll Taxes	5,731	4,369	7,350	7,350	9,900
74.90.4020.00	Unemployment Taxes	-	-	3,200	3,200	3,000
74.90.4025.00	Workers Compensation	3,907	2,441	8,250	8,250	8,250
74.90.4030.00	Group Insurance	11,735	8,401	19,200	19,200	21,900
74.90.4035.00	Retirement Contribution	7,243	6,169	11,700	11,700	15,600
	Total Personnel Services	107,530	81,803	158,550	158,550	192,950

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>New Personnel</u>					
74.90.4001.00	Salaries	-	-	-	-	38,900
74.90.4002.00	Overtime	-	-	-	-	2,000
74.90.4010.00	Payroll Taxes	-	-	-	-	3,000
74.90.4020.00	Unemployment Taxes	-	-	-	-	350
74.90.4025.00	Workers Compensation	-	-	-	-	2,000
74.90.4030.00	Group Insurance	-	-	-	-	9,200
74.90.4035.00	Retirement Contribution	-	-	-	-	4,600
	Total New Personnel	-	-	-	-	60,050
	<u>Contractual Services</u>					
74.90.4125.00	Maintenance - Equipment	266	2,177	2,500	2,500	-
74.90.4127.00	Maintenance - Infrastructure	16,414	49,767	55,000	75,000	300,000
74.90.4130.00	Maintenance - Fleet	377	-	1,000	1,000	1,500
74.90.4135.00	Other Contractual Services	-	-	-	-	500,000
74.90.4150.00	Professional Services	25,040	5,363	25,000	25,000	47,000
74.90.4160.00	Rents	-	-	1,000	-	-
74.90.4170.00	Telephone & Internet	80	-	100	-	-
74.90.4180.00	Travel & Training	30	608	2,000	2,000	4,000
	Total Contractual Services	42,206	57,915	86,600	105,500	852,500
	<u>Commodities</u>					
74.90.4300.00	Chemicals	10,531	-	-	-	-
74.90.4310.00	Computers & Software	2,489	563	4,875	4,875	19,600
74.90.4330.00	Fuel & Lubricants	6,514	3,032	4,000	4,000	6,000
74.90.4385.00	Supplies - General	503	29	1,000	1,000	1,000
74.90.4400.00	Supplies - Office	98	-	-	-	-
74.90.4410.00	Supplies - Operational	1,077	-	3,000	3,000	3,000
74.90.4430.00	Supplies - Training	-	-	2,500	-	5,000
74.90.4440.00	Supplies - Fleet	1,152	-	5,000	5,000	5,000
74.90.4460.00	Uniforms	1,345	-	500	500	4,000
	Total Commodities	23,708	3,624	20,875	18,375	43,600

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Other Charges</u>					
74.90.4515.00	Depreciation	9,557	31,257	225,000	45,000	53,000
74.90.4540.00	Insurance	2,583	2,156	2,000	2,156	3,000
74.90.4560.00	Memberships & Subscriptions	-	-	-	-	3,000
74.90.4570.00	Miscellaneous	-	-	-	-	5,000
	Total Other Charges	12,140	33,413	227,000	47,156	64,000
	<u>Capital - \$5,000/item min.</u>					
74.90.4840.00	Infrastructure	230,927	-	-	70,000	1,038,400
	Total Capital	230,927	-	-	70,000	1,038,400
	Total Budget Request	554,217	270,758	643,425	549,981	2,415,890

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
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CEMETERY PERPETUAL EXPENSE SUMMARY

	Personnel ServicesContract ServicesCommodityOther Charges				Total Operating Costs	Capital OutlayDebt Service		Total
Cemetery Fund	-	-	-	-	-	-	-	-
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cash Available								\$ 203,258
Ending Fund Balance								\$ 203,258
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CEMETERY PERPETUAL FUND REVENUES</u>						
80.01.3940.00	Cemetery Lot Purchase	12,898	8,865	12,560	12,560	12,560
80.01.3960.00	Interest Income	1,974	4,538	60	5,850	3,600
	Subtotal	14,872	13,403	12,620	18,410	16,160
Total Fund Revenues		14,872	13,403	12,620	18,410	16,160
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						187,098
Total Anticipated Funds Available						203,258

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Contractual Services</u>					
80.90.4150.00	Professional Services	-	-	-	-	-
	Total Contractual Services	-	-	-	-	-
	<u>Other Charges</u>					
80.90.4570.00	Miscellaneous	-	-	-		
	Total Other Charges	-	-	-	-	-
	<u>Transfers</u>					
80.90.4999.00	Transfers Out	-	-	-	-	-
	Total Trasfers Out	-	-	-	-	-
	<u>Capital - \$5,000/item min.</u>					
80.90.4840.00	Infrastructure	-	-	-	-	-
	Total Capital	-	-	-	-	-
	Total Budget Request	-	-	-	-	-

TOWN OF JOHNSTOWN
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LIBRARY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Library Fund	862,500	902,000	175,000	222,000	2,161,500	-	-	2,161,500
Totals	\$ 862,500	\$ 902,000	\$ 175,000	\$ 222,000	\$ 2,161,500	\$ -	\$ -	\$ 2,161,500
Total Cash Available	\$ 14,834,417							
Ending Fund Balance	\$ 12,672,917							
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>LIBRARY FUND</u>			<u>Actuals</u>	<u>Budget</u>		
92.01.3730.00	Library Facilities Fee	793,779	666,197	439,410	710,000	373,950
92.01.3953.00	Donation	173	3,355	3,500	3,500	3,500
92.01.3960.00	Interest Income	116,540	253,995	75,000	365,000	500,000
92.01.3970.00	Miscellaneous	2,368	10,103	7,500	10,000	10,000
92.01.3985.00	Weld Library Dist.	486,565	827,145	819,186	827,145	1,292,842
92.01.3999.00	Transfers In - TOJ	1,202,027	824,399	1,243,246	1,243,256	2,491,362
92.01.3999.00	Transfers Out - TOJ	-	-	-	(21,902)	(186,975)
Subtotal		<u>2,601,453</u>	<u>2,585,195</u>	<u>2,587,842</u>	<u>3,136,999</u>	<u>4,484,679</u>
Total Fund Revenues		<u>2,601,453</u>	<u>2,585,195</u>	<u>2,587,842</u>	<u>3,136,999</u>	<u>4,484,679</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						10,349,738
Total Anticipated Funds Available						<u>\$ 14,834,417</u>

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Personnel Services</u>					
92.90.4001.00	Salaries	370,448	307,719	677,000	565,000	862,500
92.90.4002.00	Overtime	122	545			
92.90.4010.00	Payroll Taxes	27,292	22,578			
92.90.4020.00	Unemployment Taxes	-	-			
92.90.4025.00	Workers Compensation	379	286			
92.90.4030.00	Group Insurance	866	32,782			
92.90.4035.00	Retirement Contribution	6,939	18,687			
	Total Personnel Services	406,045	382,598	677,000	565,000	862,500
	<u>Contractual Services</u>					
92.90.4122.00	Maintenance - Buildings	204,128	135,064	680,000	555,000	795,000
92.90.4145.00	Printing & Advertising	20,537	13,143	32,000	16,500	32,000
92.90.4150.00	Professional Services	-	-	10,000	-	10,000
92.90.4170.00	Telephone & Internet	4,970	5,026	10,000	7,000	10,000
92.90.4180.00	Travel & Training	1,940	699	5,000	1,500	5,000
92.90.4190.00	Utilities	37,153	27,976	40,000	45,000	50,000
	Total Contractual Services	268,729	181,908	777,000	625,000	902,000
	<u>Commodities</u>					
92.90.4310.00	Computers & Software	257	-	5,000	2,500	5,000
92.90.4385.00	Supplies - General	5,804	3,613	75,000	6,000	12,000
92.90.4390.00	Supplies - Janitorial	819	582	3,000	1,200	3,000
92.90.4400.00	Supplies - Office	-	-	12,000	-	-
92.90.4410.00	Supplies - Operational	46,660	43,438	260,000	67,000	155,000
	Total Commodities	53,540	47,634	355,000	76,700	175,000
	<u>Other Charges</u>					
92.90.4540.00	Insurance	-	-	5,000	-	-
92.90.4560.00	Memberships & Subscriptions	357	134	2,500	500	2,500
92.90.4570.00	Miscellaneous	51,740	30,391	4,500	60,000	219,500
	Total Other Charges	52,097	30,525	12,000	60,500	222,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	Capital - \$5,000/item min.					
92.90.4810.00	Buildings	178,337	-	-	-	-
	Total Capital	178,337	-	-	-	-
	Total Budget Request	958,748	642,663	1,821,000	1,327,200	2,161,500

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
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RECREATION CENTER FUND SUMMARY

	Personnel ServicesContract ServicesCommodityOther Charges				Total Operating Costs	Capital OutlayDebt Service		Total
Rec Center Fund	-	503,000	-	-	503,000	-	-	503,000
Totals	\$ -	\$ 503,000	\$ -	\$ -	\$ 503,000	\$ -	\$ -	\$ 503,000
Total Cash Available								\$ 503,000
Ending Fund Balance								\$ -
% of Total Budget	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

		<u>2022</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2024</u>
		<u>Actuals</u>	<u>Jan - Sept</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>RECREATION CENTER FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
96.01.3420.00	State Grant	25,000	-	-	-	-
96.01.3999.00	Transfer In	-	77,262	77,262	377,262	503,000
	Subtotal	25,000	77,262	77,262	377,262	503,000
Total Fund Revenues		25,000	77,262	77,262	377,262	503,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						-
Total Anticipated Funds Available						503,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2022 Actuals</u>	<u>2023 Jan - Sept Actuals</u>	<u>2023 Adopted Budget</u>	<u>2023 Estimated</u>	<u>2024 Proposed</u>
	<u>Contractual Services</u>					
96.90.4135.00	Other Contractual Services	500,000	354,958	500,000	800,000	500,000
96.90.4140.00	Insurance	-	54,513	-	-	-
96.90.4570.00	Miscellaneous	25,000	-	-	-	3,000
		525,000	409,471	500,000	800,000	503,000
	Total Budget Request	525,000	409,471	500,000	800,000	503,000

Dept.	Capital Request	Category	Fund	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	2033 Projected	Total
Admin	Downtown Branding & Wayfinding- carryover FY22	Enhancement	General	60,000	650,000									710,000
Admin	Town wide wayfinding signage	Enhancement	General			500,000	500,000	500,000	500,000					2,000,000
Admin	Networks & IT	Maintenance	General	20,000	70,000	20,000	20,000	20,000	75,000	25,000	25,000	55,000	60,000	390,000
Admin	Town Hall Vehicle	Equipment	General	76,000		32,000				34,000			39,000	181,000
Admin	Financial software	Enhancement	General					150,000						150,000
Admin	Events van with wrap	Equipment	General	30,000							40,000			70,000
Planning	Comp Plan updates	Planning	General			60,000				60,000				120,000
Planning	Land Use Code audit and revisions	Planning	General				50,000					80,000		130,000
Planning	Housing Needs Assessment & Strategy Plan	Planning	General		80,000					40,000				120,000
Police	Police vehicles - 8 cars per year	Equipment	General	495,000	693,000	727,650	764,033	802,234	842,346	884,463	928,686	975,121	1,014,126	8,126,659
Police	PD expansion	Enhancement	General	4,000,000										4,000,000
Eng	Work trucks - 2	Equipment	General	100,000					104,000					204,000
PW	Building remodel	Enhancement	General	500,000										500,000
PW	Keyless access/Cameras	Enhancement	General	30,000										30,000
PW	Aerial photography	Maintenance	General			35,000			35,000			40,000		110,000
General Fund Totals:				5,311,000	1,493,000	1,374,650	1,334,033	1,472,234	1,556,346	1,043,463	993,686	1,150,121	1,113,126	16,841,659
Police	Land purchase for expansion	New Infrastructure	Capital Projects			1,500,000								1,500,000
Police	New Police department	New Infrastructure	Capital Projects										20,000,000	20,000,000
Admin	EV charging stations	Enhancement	Capital Projects	50,000			50,000							100,000
Admin	Downtown Branding & Wayfinding Sign Design/Constructior	Enhancement	Capital Projects	1,229,000										1,229,000
Capital Fund Totals:				1,279,000	0	1,500,000	50,000	0	0	0	0	0	20,000,000	22,829,000
PW	Cemetery irrigation	Enhancement	Parks & OS			50,000								50,000
PW	Cemetery expansion	New Infrastructure	Parks & OS					400,000						400,000
PW	Columbarium	New Infrastructure	Parks & OS									100,000		100,000
PW	Equipment - mowers, tanks, etc.	Equipment	Parks & OS	196,000	25,000			25,000		75,000		25,000		346,000
PW	Parks vehicles	Equipment	Parks & OS	30,000	45,000		45,000		50,000		50,000		50,000	270,000
PW	Tree program	Maintenance	Parks & OS	50,000	30,000	35,000	35,000	40,000	40,000	45,000	45,000	45,000	50,000	415,000
PW	Park development	New Infrastructure	Parks & OS		2,000,000	2,000,000								4,000,000
PW	Outdoor recreation facilities/amenities	New Infrastructure	Parks & OS		150,000	120,000		120,000		120,000			120,000	630,000
PW	Playground improvements/replacements	Maintenance	Parks & OS	350,000		150,000	200,000	200,000	200,000	200,000		150,000		1,450,000
PW	Park development	New Infrastructure	CTF	350,000		350,000		350,000		375,000		375,000		1,800,000
PW	Trail development	New Infrastructure	Parks & OS	1,300,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,300,000
PW	Parks, Trails, OS Master Plan	Planning	Parks & OS	200,000				100,000					100,000	400,000
Parks Totals:				2,476,000	3,250,000	3,705,000	1,280,000	2,235,000	1,290,000	1,815,000	1,095,000	1,695,000	1,320,000	20,161,000
PW	Streets Maintenance program	Maintenance	Streets	2,250,000	2,300,000	2,500,000	2,500,000	2,700,000	2,700,000	3,000,000	3,000,000	3,250,000	3,250,000	27,450,000
PW	RRX upgrade agreements	Enhancement	Streets		75,000				85,000				100,000	260,000
PW	Major construction projects	New Infrastructure	Streets				3,750,000							3,750,000
PW	Bridge maintenance	Maintenance	Streets	103,000	30,000	20,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	328,000
PW	HPB/Hwy. 34 D & C	Enhancement	Streets	750,000	2,000,000									2,750,000
PW	Alley overlay program	Enhancement	Streets	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
PW	Curb/gutter/sidewalk replacement	Maintenance	Streets	50,000	115,000	115,000	125,000	125,000	125,000	135,000	135,000	135,000	150,000	1,210,000
PW	Sweeper	Equipment	Streets					285,000						285,000
PW	Plow Trucks	Equipment	Streets	555,000		175,000		175,000		175,000		175,000		1,255,000
PW	Milling attachment	Equipment	Streets	80,000										80,000
PW	Breaker attachment	Equipment	Streets	30,000										30,000
PW	Plate tamper	Equipment	Streets	5,000										5,000
PW	Tack tank	Equipment	Streets	8,000										8,000
PW	Water tank and tools	Equipment	Streets	6,000										6,000
PW	Skid Steer	Equipment	Streets	85,000										85,000
PW	Streets vehicles	Equipment	Streets	50,000		50,000		55,000		55,000			60,000	270,000
PW	Trailer build out	Equipment	Streets	15,000										15,000
PW	Transportation Master Plan Update	Planning	Streets					100,000					100,000	200,000
PW	Colorado half-street improvements	Enhancement	Streets	2,000,000										2,000,000
PW	Colo & Hwy 60 construction	Enhancement	Streets	2,500,000										2,500,000
Streets Totals:				8,587,000	4,620,000	2,960,000	6,500,000	3,565,000	3,035,000	3,490,000	3,260,000	3,685,000	3,785,000	43,487,000

Item #16.														
Dept.	Capital Request	Category	Fund	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	2033 Projected	Total
Utilities	WTP Exp (D&C)	New Infrastructure	Water	30,000,000	38,000,000								2,300,000	70,300,000
Utilities	WTP Storage Tanks Rehab	Maintenance	Water									500,000		500,000
Utilities	WTP - Central Weld Participation	Planning	Water						2,500,000		10,500,000			13,000,000
Utilities	Raw Water - Transmission Line	New Infrastructure	Water	1,200,000	42,000,000									43,200,000
Utilities	Raw Water - Flushing Line to Town Lake	Maintenance	Water									1,000,000		1,000,000
Utilities	Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Water	60,000			45,000		45,000		45,000			195,000
Utilities	Equip - Fork Lift (WTP)	Equipment	Water			45,000								45,000
Utilities	Water Dist - SH60 Water Line	New Infrastructure	Water	5,000,000										5,000,000
Utilities	Water Dist - Water Meter Replacement	Equipment	Water			1,000,000	1,000,000	1,000,000						3,000,000
Utilities	Water Dist - Master Plan & Model (CIP & Dev Reimb)	Planning	Water			300,000								300,000
Utilities	Water Dist - Annual Waterline Replacement	Maintenance	Water	500,000		500,000	1,000,000	500,000	1,000,000	500,000	1,000,000	500,000	750,000	6,250,000
Utilities	Water Dist - Interconnect with Little Thompson	New Infrastructure	Water		300,000									300,000
Utilities	Facility - C&D Water	New Infrastructure	Water							1,000,000				1,000,000
Utilities	Equip - Hydrant gutting tool	Equipment	Water	25,000										25,000
Utilities	Equip - Water Mini Vac Trailer - Valves	Equipment	Water	30,000							100,000			130,000
Utilities	Equip - 1/2 C&D (Water)Shoring	Equipment	Water	10,000										10,000
Utilities	Equip - 1/2 C&D (Water) Crew Vehicles (250)	Equipment	Water		60,000	60,000	60,000	65,000	65,000	65,000	65,000	65,000	65,000	570,000
Utilities	Equip - 1/2 C&D (Water) Emergency Utility Van	Equipment	Water				50,626							50,626
Utilities	Equip - 1/2 - Tandum Dump Truck	Equipment	Water						130,226					130,226
Utilities	Equip - 1/2 C&D (Water) Backhoe	Equipment	Water									111,457		111,457
Utilities	Equip - 1/2 C&D (Water) Mini Ex	Equipment	Water					40,000						40,000
Utilities	WTP R&R	Maintenance	Water			1,337,500	1,481,600	1,641,100	1,817,900	2,013,700	4,198,384	2,622,719	2,800,000	17,912,903
Utilities	PRV Vault SH60/Colorado Blvd	Enhancement	Water	200,000										200,000
Utilities	Equip - 1/2 Vac Truck (Water, Sewer)	Equipment	Water	52,500										52,500
Utilities	Water Shares	New Infrastructure	Water	400,000		500,000		500,000		500,000		500,000		2,400,000
Water Totals:				37,477,500	80,360,000	3,742,500	3,637,226	3,746,100	5,558,126	4,078,700	15,908,384	5,299,176	5,915,000	165,722,712
Utilities	WWTP - Central Plant (D&C)	New Infrastructure	Sewer	26,500,000	14,296,800						7,110,503	14,860,951		62,768,254
Utilities	WWTP - Low Point Retrofit (D&C)	New Infrastructure	Sewer	2,000,000							7,110,503	14,860,951		23,971,454
Utilities	WWTP - Low Point Admin Retrofit	New Infrastructure	Sewer					228,233						228,233
Utilities	WWTP - Central Lagoon Decommission	New Infrastructure	Sewer			570,583	1,192,519							1,763,102
Utilities	Equip - Fork Lift (WWTP)	Equipment	Sewer	40,000	56,166									96,166
Utilities	Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Sewer	105,000		51,352		56,078		61,239		66,874		340,543
Utilities	Sewer Coll - Master Plan and Model	New Infrastructure	Sewer			456,466								456,466
Utilities	Sewer Coll - Sewer Inspection & Cleaning	Maintenance	Sewer	70,000	250,554	171,175	178,878	186,927	195,339	204,129	213,315	222,914	231,831	1,925,062
Utilities	Sewer Coll - North Interceptor Project	New Infrastructure	Sewer	30,000,000										30,000,000
Utilities	Sewer Coll - Annual Sewer Rehab Project	Maintenance	Sewer			570,583	1,192,519	623,091	1,302,260	680,431	1,422,101	743,048	772,770	7,306,803
Utilities	Sewer Coll - Interceptor Oversizing	Maintenance	Sewer	200,000		114,117	119,252	124,618	130,226	136,086	142,210	148,610	154,554	1,269,673
Utilities	Facility - C&D Sewer	New Infrastructure	Sewer							1,360,862				1,360,862
Utilities	Equip - C&D Emergency Pump	Equipment	Sewer	15,000										15,000
Utilities	Equip - 1/2 C&D (Sewer)Shoring	Equipment	Sewer	10,000										10,000
Utilities	Equip - Crew Vehicles	Equipment	Sewer		35000	36,000	35,776	37,385	39,068	40,826	42,663	44,583	44,583	355,884
Utilities	Equip - 1/2 C&D (Sewer) Emergency Utility Van	Equipment	Sewer				59,626							59,626
Utilities	Equip - 1/2 - Tandum Dump Truck	Equipment	Sewer						130,226					130,226
Utilities	Equip - 1/2 C&D (Sewer) Crew Vehicles (250)	Equipment	Water		60,000	60,000	60,000	65,000	65,000	65,000	65,000	65,000	65,000	570,000
Utilities	Equip - 1/2 C&D (Sewer) Backhoe	Equipment	Sewer									111,457		111,457
Utilities	Equip - 1/2 C&D (Sewer) Mini Ex	Equipment	Sewer					49,847						49,847
Utilities	Equip - 1/2 Vac Truck (Water, Sewer, Storm)	Equipment	Sewer	52,500								600,000		652,500
Utilities	Equip - Sewer CCTV Inspection Vehicle	Equipment	Sewer				596,259							596,259
Sewer Totals:				58,992,500	14,698,520	2,030,276	3,434,829	1,371,179	1,862,119	2,548,573	16,106,295	31,724,388	1,268,738	134,037,417
PW	Storm Drainage Master Plan	Planning		508,000				100,000					100,000	708,000
PW	Jet/Vacuum/Camera/Survey Drainage Network	Planning & Maintenance			100,000									100,000
PW	Capital stormwater projects	Maintenance		530,000	1,500,000		1,000,000		1,250,000		1,250,000		1,250,000	6,780,000
PW	Vactruck	Equipment										600,000		600,000
Drainage Totals:				1,038,000	1,600,000	0	1,000,000	100,000	1,250,000	0	1,250,000	600,000	1,350,000	8,188,000
Total Capital Improvement Costs:				115,161,000	106,021,520	15,312,426	17,236,088	12,489,513	14,551,591	12,975,736	38,613,365	44,153,685	34,751,864	411,266,788



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Public Hearing and First Reading of Ordinance No. 2023-256, to Amend Chapter 4 Revenue and Finance, of the Johnstown Municipal Code

ACTION PROPOSED: Consider First Reading of Ordinance No. 2023-256

ATTACHMENTS: 1. Ordinance No. 2023-256

PRESENTED BY: Devon McCarty, Finance Director

Ordinance No. 2023-256 amends the existing Chapter 4 Revenue and Finance, Article III, of the Johnstown Municipal Code in response to the adoption of Resolution 2023-30: Allocating revenues collected from the Library and Cultural Facilities Development Fee between library and cultural purposes, which was approved August 7, 2023. The approved resolution requires 40% of the Library and Cultural Facilities Development Fees collected. This ordinance establishes a special fund known as the Arts and Culture Fund and outlines the use of the funds for cultural purposes including acquiring, exhibiting, and maintaining public art; art exhibitions; arts education; history and cultural heritage; design, architecture, and landscape; cultural events, projects, and programs in the community. This Ordinance creates a special revenue fund called Arts and Culture Fund to track associated revenues and expenditures.

LEGAL ADVICE:

The Town Attorney reviewed the ordinance.

FINANCIAL ADVICE :

The Arts and Culture fund will provide an extra level of accountability and transparency.

RECOMMENDED ACTION: Staff supports approval of Ordinance 2023-256 as presented.

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SUGGESTED MOTIONS:**For Approval:**

I move to approve Ordinance 2023-256 an Ordinance Amending Chapter 4 of the Johnstown Municipal Code Concerning Town Revenue and Finances, on first reading.

For Denial:

I move that we deny Ordinance 2023-256 an Ordinance Amending Chapter 4 of the Johnstown Municipal Code Concerning Town Revenue and Finances, on first reading.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-256**

**AN ORDINANCE AMENDING CHAPTER 4 OF THE JOHNSTOWN
MUNICIPAL CODE CONCERNING TOWN REVENUE AND FINANCES**

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

WHEREAS, Chapter 4 of the Johnstown Municipal Code contains regulations addressing Town revenue and finances; and

WHEREAS, based upon the recommendation of the Town Manager and Town Finance Director, Town Council desires to amend Chapter 4 with the provisions set forth in Section 1 below; and

WHEREAS, Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, welfare, peace, safety, and property, that this Ordinance is necessary for the protection of public convenience and welfare and that this Ordinance is in the best interests of the citizens of the Town.

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

Section 1. Chapter 4. Chapter 4 of the Johnstown Municipal Code is hereby amended with the following:

CHAPTER 4 REVENUE AND FINANCES

ARTICLE III – General Fund, Special Funds, and Enterprise Funds

Sec. 4-43. Article III of Chapter 4 of the Johnstown Municipal Code shall be amended to renumber Section 4-43 to Section 4-44.

Sec. 4-43. Arts and Culture Fund created.

- (1) There is hereby created a special fund, to be known as the Arts and Culture Fund.
- (2) There shall be transferred into the Arts and Cultural Facilities Fund, 40% of the revenues collected from the Library and Cultural Facilities Development Fee.
- (3) Except as otherwise restricted, funds shall be expended for cultural purposes including acquiring, exhibiting, and maintaining public art; art exhibitions; arts education; history

and cultural heritage; design, architecture, and landscape; cultural events, projects, and programs.

Section 2. Revisions. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 3. Repeal. Existing or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

Section 4. Publication; Effective Date; Recording. This Ordinance, after its passage on final 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 on December 15, 2023, subsequent to 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 _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Public Hearing – First Reading Ordinance 2023-261 Approving a Change of Zone for Property known as Vista Commons to R3 (Residential) and MU-RC (Regional Commercial)

ACTION PROPOSED: Consider First Reading of Ordinance 2023-261

ATTACHMENTS:

1. Ordinance 2023-261
2. Vicinity Map
3. Zoning Map
4. PZC Staff Report
5. Staff Presentation

PRESENTED BY: Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

The Applicant, I-25 Johnstown Developers, LLC, has requested a change of zone (rezoning) to the R3 (residential) and MU-RC (Regional Commercial) Zone Districts to clarify the intent to develop this property as a Mixed-Use development with commercial and mixed density residential areas. Current zoning on the property is PUD-MU (Commercial & Industrial) as set forth in the 2000 Annexation agreements for the property then known as Pratt Technology Campus.

The property is located along a main activity corridor for the town and has expectations of medium to high intensity and development. This change of zone allows the Town and Applicant to work off the updated TOJ Land Use code implemented in May 2023. The change from Industrial (PUD-MU) to Residential (R-3) for the northeastern portion of the land aligns the zoning more with offsetting land uses that are predominantly detached, single-family homes. The re-zoning complies with Section 17-2-3 of the TOJ LUDC and is consistent with the goals and objectives of the TOJ Comprehensive Plan.

The Planning & Zoning Commission held a public hearing on November 1, 2023. Public comment was received concerning noise, traffic, and fast development of the general area, though there were no specific questions concerning the zoning of the land. The Commission voted unanimously to recommend approval

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of the Vista Commons Change of Zone to the Town Council, with the findings that are contained in the attached PZC staff report (Attachment 4).

LEGAL ADVICE:

The ordinance was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION:

Approve Ordinance 2023-261 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2023-261, an ordinance Approving a Change of Zone for Property known as Vista Commons to R3 and MU-RC upon first reading.

For Denial: I move to deny Ordinance No. 2023-261.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-261**

APPROVING A CHANGE OF ZONE FOR THE PROPERTY KNOWN AS VISTA COMMONS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 147.386 ACRES, TO REGIONAL COMMERCIAL, MU-RC (74.252 ACRES), AND HIGH DENSITY NEIGHBORHOOD, R-3 (73.134 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, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Vista AG Properties, LLC, a Nebraska limited liability company, the property owner (“Owner”), applied to rezone the property known as Vista Commons, located in the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 147.386 acres, and known as Vista Commons, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Mixed-Use (PUD-MU) to Regional Commercial (MU-RC) for Parcel I of the Property and High Density Residential (R-3) for Parcel II of the Property; and

WHEREAS, the Owner requests a change of zone the Property to MU-RC and R-3 because the proposed development of the Property is anticipated to include commercial and residential uses; and

WHEREAS, on November 1, 2023, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of MU-RC for Parcel I of the Property and R-3 zoning for Parcel II of the Property; and

WHEREAS, on November 20, 2023, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence received at the hearing, finds that the requested rezoning of the Property to MU-RC and R-3 conforms to the *Johnstown Area Comprehensive Plan* and Section 17-2-3 of the Town of Johnstown Land Use and Development Code should be approved.

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

1. Zoning of the Property known as Vista Commons and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as MU-RC for Parcel I of the Property and R-3 for Parcel II of the Property.

2. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("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 Charter.
3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

EXHIBIT A**PROPERTY DESCRIPTION****PARCEL I (R-3):**

The Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, EXCEPT the following described portions:

1.) That portion deeded to Weld County by Deed recorded April 8, 1933 in Book 945 at Page 266 described as follows:

All of the North 16 ½ feet of the South 46 ½ feet of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado.

2.) That portion deeded to Weld County by Deed recorded October 1, 1941 in Book 1084 at Page 305 described as follows:

A tract or parcel of land for Highway Right of Way, in the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, and said tract of land or parcel being more particularly described as follows:

Beginning at the Southwest corner of said Section 2, Township 4 North, Range 68 West;

Thence North 00° 12 ½' West, a distance of 2,639.7 feet;

Thence North 89° 32 ½' East, a distance of 43.1 feet;

Thence Southerly, on a curve to the right, whose radius is 5,780.00 feet (the chord of which bears South 01° 36 ½' East a distance of 283.00 feet), for a distance of 283.00 feet;

Thence 50 feet Easterly of, normally distant from and parallel with the centerline of project, South 00° 12 ½' East, a distance of 2,357.4 feet;

Thence North 89° 42 ½' West, a distance of 50.0 feet, more or less, to the Point of Beginning.

3.) That portion deeded to the Department of Highways, State of Colorado by Deed recorded May 10, 1957 in Book 1477 at Page 386 being described as follows:

A tract or parcel of Land, No. 1 of Grantee's Project S 0053 (1) in the South half of the Southwest Quarter of Section 2, Township 4 North, Range 68 West; said tract or parcel being more particularly described as follows:

Beginning at a point on the existing East right of way of U.S. Highway No. 87 from which point the Southwest corner of Section 2, Township 4 North, Range 68 West of the 6th P.M., bears South 20° 42' 30" West a distance of 139.9 feet;

1.) Thence South 45° 27' 30" East, a distance of 70.4 feet;

2.) Thence North 89° 18' 30" East, a distance of 2339.1 feet;

3.) Thence along the arc of a curve to the right, having a radius of 5,780.0 feet, a distance of 124.4 feet;

4.) Thence South 89° 27' 30" East, a distance of 84.1 feet to a point on the East line of the Southwest Quarter of Section 2;

5.) Thence along the East line of the Southwest Quarter of Section 2, South 00° 05' 30" West, a distance of 91.2 feet to the Southwest corner of the Southwest Quarter of Section 2;

- 6.) Thence along the South line of the Southwest Quarter of Section 2, South 89°36'30" West, a distance of 2647.1 feet to the Southwest corner of Section 2;
- 7.) Thence along the West line of the Southwest Quarter of Section 2, North 00°13'30" West, a distance of 130.3 feet;
- 8.) Thence North 89°18'30" East, a distance of 50.0 feet, more or less, to the Point of Beginning.

4.) That portion deeded to the Department of Highways, State of Colorado, by Deed recorded November 7, 1960 in Book 1570 at Page 618 described as follows:

A tract or parcel of Land, No. 20 of Grantee's Project No. I 25-3 (16) 251, in the Southwest Quarter of the

Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., in Weld County, Colorado said tract or parcel being more particularly defined as follows:

Beginning at a point on the South line of Section 2, Township 4 North, Range 68 West; from which the Southwest corner of Section 2 bears North 89°43'30" West, a distance of 880.0 feet;

- 1.) Thence North 89°43'30" West, along the South line of Section 2, a distance of 880.0 feet to the Southwest corner of Section 2;
- 2.) Thence North 0°13'30" West, along the South line of Section 2, a distance of 1,038.1 feet;
- 3.) Thence North 89°46'30" East, a distance of 50.0 feet;
- 4.) Thence South 14°08'30" East, a distance of 956.3 feet;
- 5.) Thence South 82°40'30" East, a distance of 605.2 feet to the North right of way of a County Road;
- 6.) Thence South 0°13'30" East, a distance of 38.00 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM the following described property:

Part of the Southwest ¼ of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows:

Commencing at the South ¼ corner of said Section 2 from whence the center ¼ corner of said Section 2 bears North 00°02'49" West, 2651.92 feet; Thence North 00°02'49" West, 94.33 feet along the East line of the said SW ¼, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning; Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway No.60, as follows:

North 89°25'51" West, 85.37 feet, along the arc of a 5780.0 foot radius curve to the left, 124.42 feet (chord bears South 89°57'09" West, 124.42 feet); South 89°20'09" West, 2012.53 feet; North 82°19'35" West, 146.88 feet and North 14°07'02" West, 955.37 feet; Thence departing from said right of way line North 89°20'09" East, 1897.03 feet; Thence North 00°02'49" West, 1603.78 feet parallel with the East line of said SW ¼ to a point on the North line of the said SW ¼; Thence North 89°19'34" East, 703.13 feet along the North line of the said SW ¼ to the NE corner of the said SW ¼ (the center ¼ corner of said Section 2); Thence South 00°02'49" East, 2557.59 feet along the East line of the said SW ¼ to the Point of Beginning.

FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141.

PARCEL II (MU-RC):

Part of the Southwest $\frac{1}{4}$ of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 2 from whence the center $\frac{1}{4}$ corner of said Section 2 bears North $00^{\circ}02'49''$ West, 2651.92 feet; Thence North $00^{\circ}02'49''$ West, 94.33 feet along the East line of the said SW $\frac{1}{4}$, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning;

Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway 60, as follows: North $89^{\circ}25'51''$ West, 85.37 feet, along the arc of a 5780.00 foot radius curve to the left, 124.42 feet (chord bears South $89^{\circ}57'09''$ West 124.42 feet); South $89^{\circ}20'09''$ West, 2012.53 feet; North $82^{\circ}19'35''$ West, 146.88 feet and North $14^{\circ}07'02''$ West, 955.37 feet; Thence departing from said right of way line North $89^{\circ}20'09''$ East, 1987.03 feet; Thence North $00^{\circ}02'49''$ West, 1603.78 feet parallel with the East line of said SW $\frac{1}{4}$ to a point on the North line of said SW $\frac{1}{4}$; Thence North $89^{\circ}19'34''$ East, 703.13 feet along the North line of the said SW $\frac{1}{4}$, to the NE corner of the said SW $\frac{1}{4}$ (the center $\frac{1}{4}$ corner of said Section 2); Thence South $00^{\circ}02'49''$ East, 2557.59 feet along the East line of said SW $\frac{1}{4}$ to the Point of Beginning,

EXCEPTING THEREFROM that parcel of land conveyed in Deed from Pratt Management Company, LLC to State of Colorado, Department of Transportation of the City and County of Denver recorded April 9, 2001 as Reception No. 2838884.

FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141.

All in the County of Weld,
State of Colorado

Said parcel contains 6,420,131 Square Feet or 147.386 Acres more or less by this survey.

ZONING MAP



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROPERTY DESCRIPTION

PARCEL I:
The Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, EXCEPT the following described portions:
1.) That portion deeded to Weld County by Deed recorded April 8, 1933 in Book 945 at Page 266 described as follows:
All of the North 16 1/2 feet of the South 46 1/2 feet of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado.
2.) That portion deeded to Weld County by Deed recorded October 1, 1941 in Book 1084 at Page 305 described as follows:
A tract or parcel of land for Highway Right of Way, in the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, and said tract of land or parcel being more particularly described as follows:
Beginning at the Southwest corner of said Section 2, Township 4 North, Range 68 West;
Thence North 00° 12 1/2' West, a distance of 2,639.7 feet;
Thence North 89° 32 1/2' East, a distance of 43.1 feet;
Thence Southerly, on a curve to the right, whose radius is 5,780.00 feet (the chord of which bears South 01° 36 1/2' East a distance of 283.00 feet), for a distance of 283.00 feet;
Thence 50 feet Easterly of, normally distant from and parallel with the centerline of project, South 00° 12 1/2' East, a distance of 2,357.4 feet;
Thence North 89° 42 1/2' West, a distance of 50.0 feet, more or less, to the Point of Beginning.
3.) That portion deeded to the Department of Highways, State of Colorado by Deed recorded May 10, 1957 in Book 1477 at Page 386 being described as follows:
A tract or parcel of Land, No. 1 of Grantee's Project S 0053 (1) in the South half of the Southwest Quarter of Section 2, Township 4 North, Range 68 West; said tract or parcel being more particularly described as follows:
Beginning at a point on the existing East right of way of U.S. Highway No. 87 from which point the Southwest corner of Section 2, Township 4 North, Range 68 West of the 6th P.M., bears South 20° 42' 30" West a distance of 139.9 feet;
1.) Thence South 45° 27' 30" East, a distance of 70.4 feet;
2.) Thence North 89° 18' 30" East, a distance of 2339.1 feet;
3.) Thence along the arc of a curve to the right, having a radius of 5,780.0 feet, a distance of 124.4 feet;
4.) Thence South 89° 27' 30" East, a distance of 84.1 feet to a point on the East line of the Southwest Quarter of Section 2;
5.) Thence along the East line of the Southwest Quarter of Section 2, South 00° 05' 30" West, a distance of 91.2 feet to the Southwest corner of the Southwest Quarter of Section 2;
6.) Thence along the South line of the Southwest Quarter of Section 2, South 89° 36' 30" West, a distance of 2647.1 feet to the Southwest corner of Section 2;
7.) Thence along the West line of the Southwest Quarter of Section 2, North 00° 13' 30" West, a distance of 130.3 feet;
8.) Thence North 89° 18' 30" East, a distance of 50.0 feet, more or less, to the Point of Beginning.
4.) That portion deeded to the Department of Highways, State of Colorado, by Deed recorded November 7, 1960 in Book 1570 at Page 618 described as follows:
A tract or parcel of Land, No. 20 of Grantee's Project No. 1 25-3 (16) 251, in the Southwest Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., in Weld County, Colorado said tract or parcel being more particularly defined as follows:
Beginning at a point on the South line of Section 2, Township 4 North, Range 68 West; from which the Southwest corner of Section 2 bears North 89° 43' 30" West, a distance of 880.0 feet;
1.) Thence North 89° 43' 30" West, along the South line of Section 2, a distance of 880.0 feet to the Southwest corner of Section 2;
2.) Thence North 0° 13' 30" West, along the South line of Section 2, a distance of 1,038.1 feet;
3.) Thence North 89° 46' 30" East, a distance of 50.0 feet;
4.) Thence South 14° 08' 30" East, a distance of 956.3 feet;
5.) Thence South 82° 40' 30" East, a distance of 605.2 feet to the North right of way of a County Road;
6.) Thence South 0° 13' 30" East, a distance of 38.00 feet, more or less, to the Point of Beginning.
EXCEPTING THEREFROM the following described property:
Part of the Southwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows:
Commencing at the South 1/4 corner of said Section 2 from whence the center 1/4 corner of said Section 2 bears North 00° 02' 49" West, 2651.92 feet;
Thence North 00° 02' 49" West, 94.33 feet along the East line of the said SW 1/4, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning;
Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway No. 60, as follows:
North 89° 25' 51" West, 85.37 feet, along the arc of a 5780.0 foot radius curve to the left, 124.42 feet (chord bears South 89° 57' 09" West, 124.42 feet);
South 89° 57' 09" West, 2012.53 feet;
North 82° 19' 35" West, 146.88 feet and
North 14° 07' 02" West, 955.37 feet;
Thence departing from said right of way line North 89° 20' 09" East, 1897.03 feet;
Thence North 00° 02' 49" West, 1603.78 feet parallel with the East line of said SW 1/4 to a point on the North line of the said SW 1/4;
Thence North 89° 19' 34" East, 703.13 feet along the North line of the said SW 1/4 to the NE corner of the said SW 1/4 (the center 1/4 corner of said Section 2);
Thence South 00° 02' 49" East, 2557.59 feet along the East line of the said SW 1/4 to the Point of Beginning.
FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141.
PARCEL II:
Part of the Southwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows:
Commencing at the South 1/4 corner of said Section 2 from whence the center 1/4 corner of said Section 2 bears North 00° 02' 49" West, 2651.92 feet;
Thence North 00° 02' 49" West, 94.33 feet along the East line of the said SW 1/4, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning;
Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway 60, as follows:
North 89° 25' 51" West, 85.37 feet, along the arc of a 5780.0 foot radius curve to the left, 124.42 feet (chord bears South 89° 57' 09" West, 124.42 feet);
South 89° 57' 09" West, 2012.53 feet;
North 82° 19' 35" West, 146.88 feet and
North 14° 07' 02" West, 955.37 feet;
Thence departing from said right of way line North 89° 20' 09" East, 1987.03 feet;
Thence North 00° 02' 49" West, 1603.78 feet parallel with the East line of said SW 1/4 to a point on the North line of said SW 1/4;
Thence North 89° 19' 34" East, 703.13 feet along the North line of the said SW 1/4, to the NE corner of the said SW 1/4 (the center 1/4 corner of said Section 2);
Thence South 00° 02' 49" East, 2557.59 feet along the East line of said SW 1/4 to the Point of Beginning.
EXCEPTING THEREFROM that parcel of land conveyed in Deed from Pratt Management Company, LLC to State of Colorado, Department of Transportation of the City and County of Denver recorded April 9, 2001 as Reception No. 2838884.
FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141.
All in the County of Weld,
State of Colorado

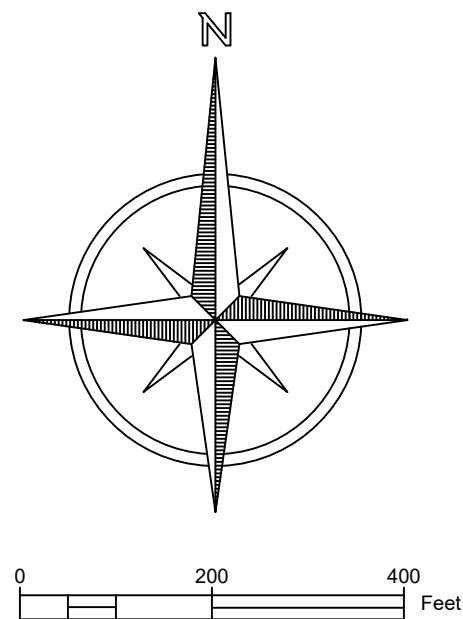
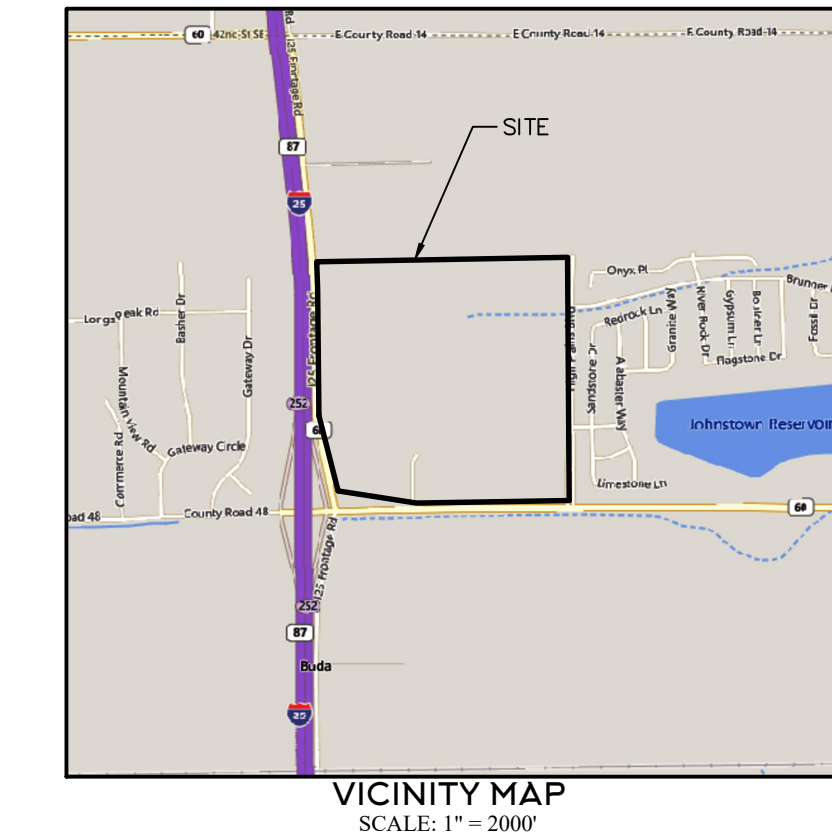
Said parcel contains 6,420,131 Square Feet or 147.386 Acres more or less by this survey.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



OWNER: i-25 Johnstown Partners LLC, a Colorado limited liability company

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.
My commission expires: _____.

TOWN COUNCIL APPROVAL

This Map to be known as NORTH RIDGE ZONING MAP is approved and accepted to the Town of Johnstown, Colorado 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 ____.

Mayor _____ Attest: _____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89° 13' 50" West, a distance of 1320.19 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-N0034108-030-TII, Amendment No. 3, dated June 6, 2023, as prepared by North American Title Company of Colorado to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

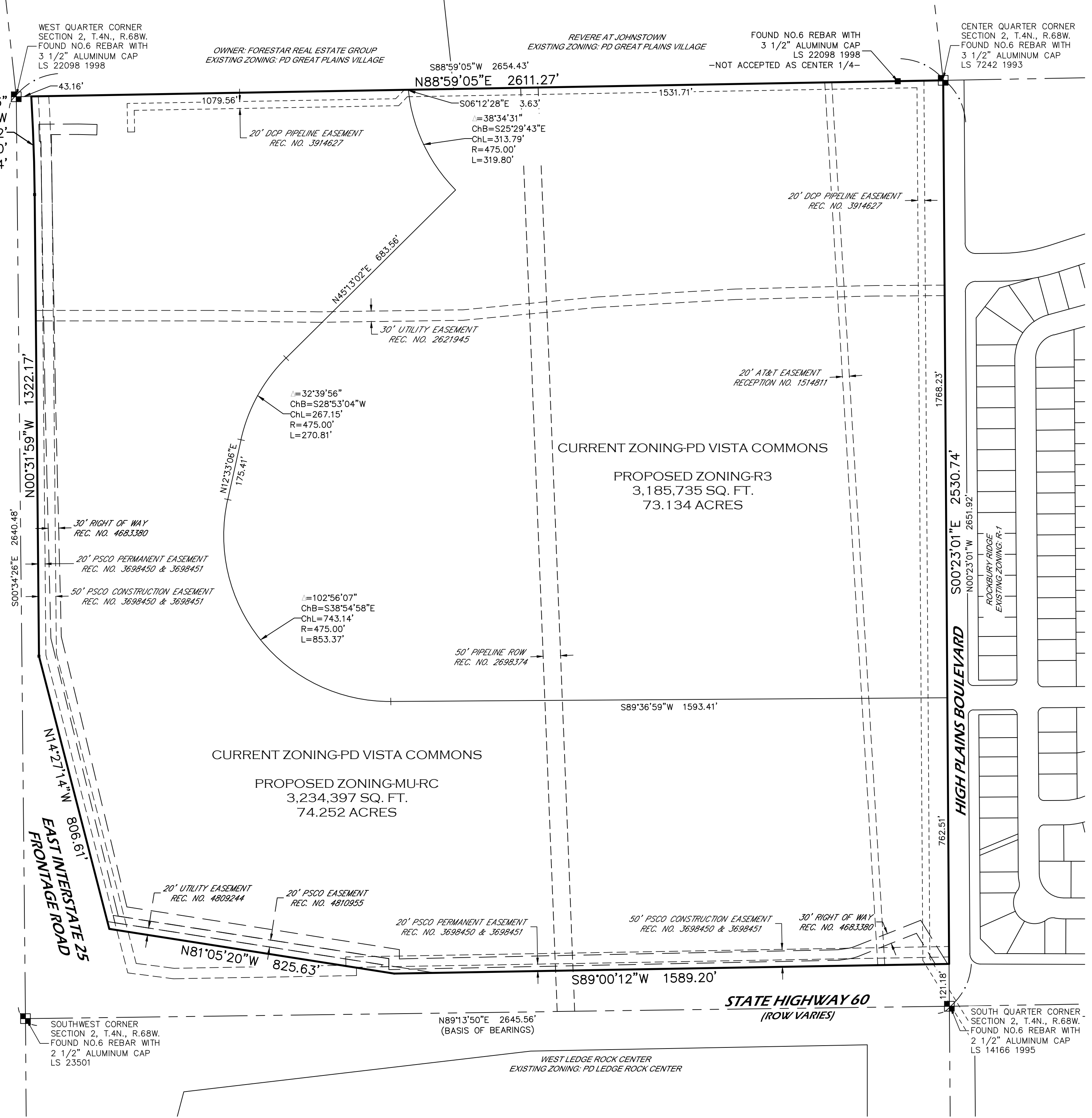
VISTA COMMONS ZONING MAP

TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

147.386 ACRES



NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2023319	PROJECT NAME: VISTA COMMONS	REVISIONS:	DATE:
DATE: 9-1-2023	CLIENT: I-25 JOHNSTOWN PARTNERS	REDLINES	9-25-23
DRAWN BY: SIP	FILE NAME: 2023319ZONE		
CHECKED BY: SIP	SCALE: 1" = 200'		

1
SHEET 1 OF 1



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: Vista Commons Change of Zone from PUD-MU to MU-RC & R3 (ZON23-0002)

DESCRIPTION: Change of zone for 147.4 acres from the Vista Commons P.U.D. from PUD-MU (Commercial/Industrial) to MU-RC (Regional Commercial) and R3 (Residential)

LOCATION: NW corner of Highway 60 and High Plains Blvd.

APPLICANT: I-25 Johnstown Partners, LLC

STAFF: Tony LeFevre, Planner I

HEARING DATE: November 1, 2023

ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

BACKGROUND AND SUMMARY

The applicant I-25 Johnstown Partners, LLC is requesting a change of zoning for approximately 147.4 acres of land, located west of High Plains Blvd. and north of Highway 60.

The subject property was annexed into the Town in 2000 as the Pratt Technology Campus and was zoned PUD-MU, with a designated land use of Commercial & Industrial over the acreage. Historically, the property has been used for agricultural use.

SURROUNDING ZONING & LAND USE

North: PUD-MU Great Plains Village – Residential and Mixed Use/Employment (Revere)
East: R1 – Roxbury Ridge Residential
South: PUD-MU – Ledge Rock Center
West: PUD-MU – I-25 Gateway Center (Retail/Commercial/Light Industrial)

PUBLIC NOTICE AND AGENCY REFERRALS

Notice for the Planning and Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 5, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in questions. This notice included a map of the proposed zoning changes.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). Submitted documents were provided to the JRC for a preliminary evaluation. No concerns or comments by the JRC were noted specifically related to the change of zoning of the subject property.

NEIGHBORHOOD MEETING

A neighborhood meeting was held October 2nd, 2023 for this requested zoning change due to the change of zoning from PUD-MU (Commercial and Industrial) to R3 (Residential) and MU-RC (Regional Commercial). The Town mailed notices to all property owners within 800 feet of the subject property. Any comments from the meeting or received by the staff will be shared with the Planning and Zoning Commission on the hearing date.

STAFF ANALYSIS

This property is located along a main activity corridor for the Town, with expectations of medium to high intensity and development. Updates to existing roadway infrastructure are planned to accommodate this level of development along both Hwy 60 and High Plains Blvd, with right of way dedications and road improvements for this and surrounding properties. The zone change to MU-RC and R-3 allows for the Town and developers to work off of the updated 2023 Town of Johnstown Land Use Code. The MU-RC (Regional Commercial) zoning is in alignment with the high density/intensity areas of the Town of Johnstown Comprehensive Use Plan on the western and southern sides of the subject property. The R3 zoning to the north and east is in alignment with the medium density/intensity areas of the Town of Johnstown Comprehensive Use Plan and provides a transition from lower density residential areas to the north and east.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of MU-RC and R3 for Vista Commons be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur in alignment with the Town's Comprehensive Plan.

Recommended Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for MU-RC and R3 zoning for Vista Commons furthers the Johnstown Area Comprehensive Plan, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for MU-RC and R3 zoning for this area based upon the finding as stated above.

Alternate Motions

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the MU-RC and R3 zoning for Vista Commons based upon the following..."



Town of Johnstown

VISTA COMMONS ZONING

Change of Zone

Town Council

November 20, 2023

LOCATION & BACKGROUND

Item #18.

- Acreage: 147.4
- Current Zone: PUD-MU(Commercial & Industrial)
- Annexed 2000 as Pratt Technology Campus
- Proposed: MU-RC (Regional Commercial) and R-3
- Comp Plan: High Density/Intensity Area (SW) to Medium Density/Intensity Area (NE)

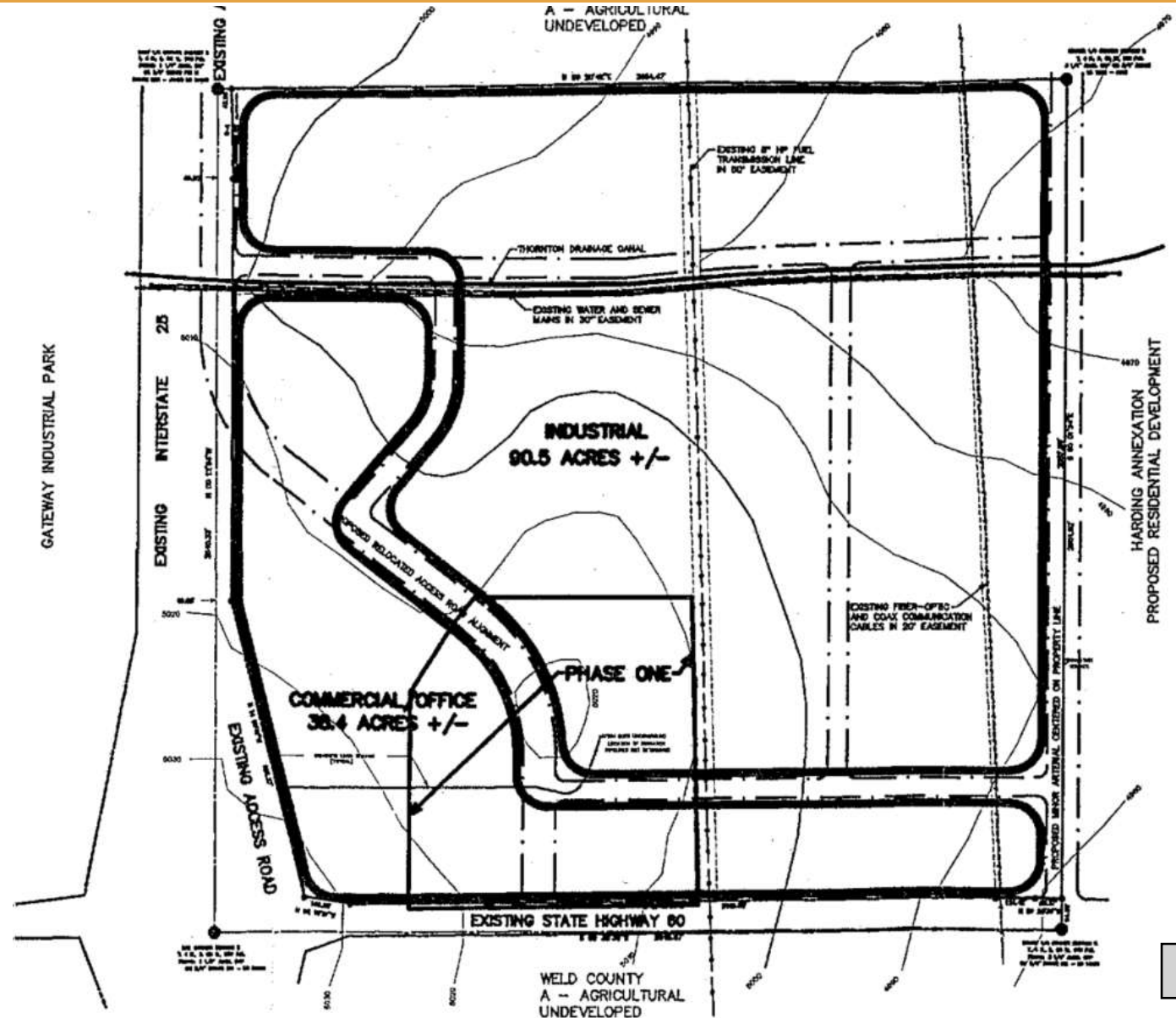


Town of Johnstown
johnstown.colorado.gov | 970-587-4664

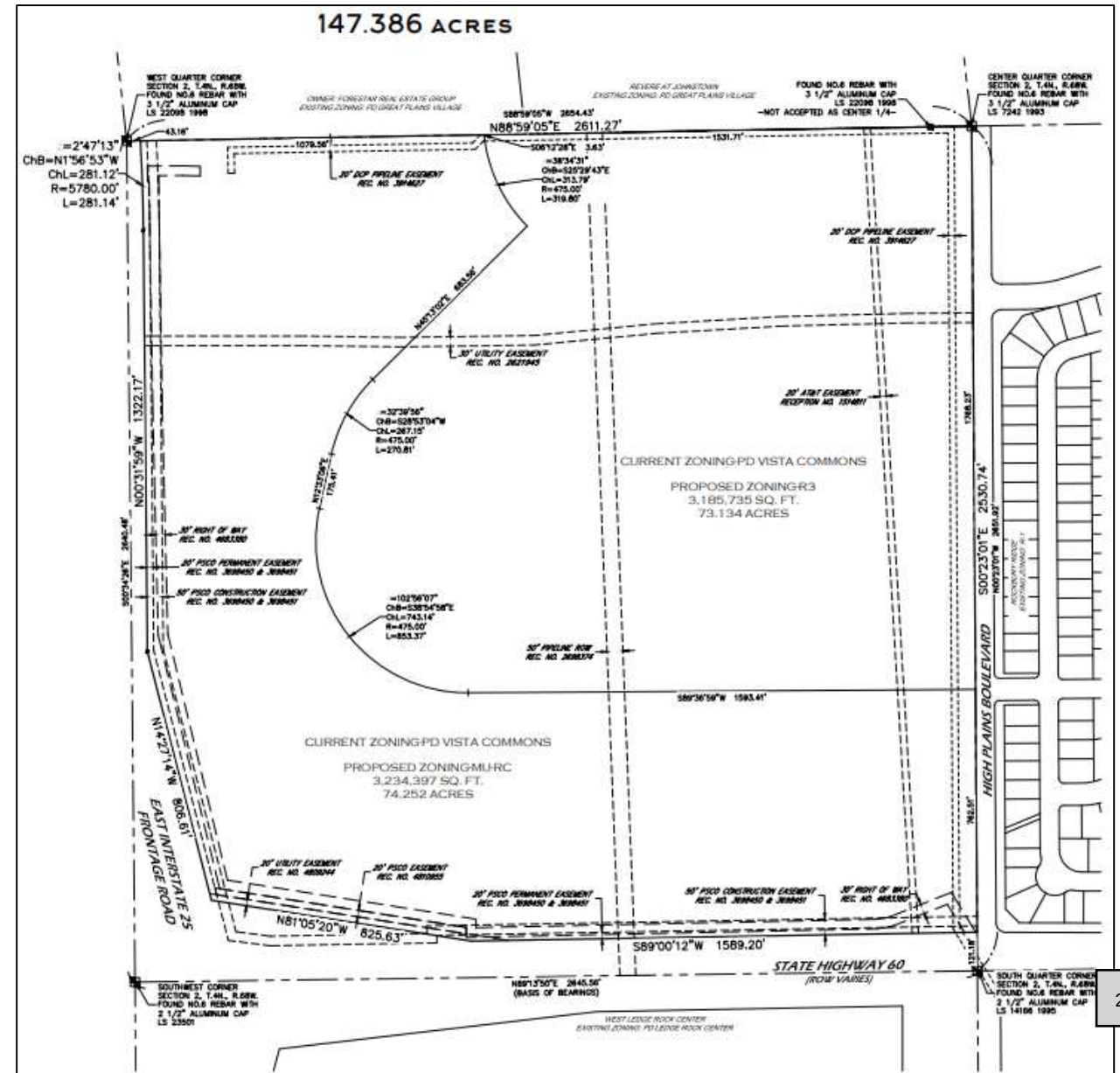
PRATT TECHNOLOGY CAMPUS - ODP

Item #18.

- Original Zoning Map from 2000
- Various Preliminary Development Plans proposed but no changes to zoning
- Major change from Industrial to Residential
- Minor change in outline of internal collector roads



Item #18.



PROJECT SUMMARY & ANALYSIS

Item #18.

- ROW Dedication and Traffic Impact Study will come with future subdivision and development.
- Change of Zone aligns with 2021 Comprehensive Plan of Medium to High Density/Intensity uses and offset zoning and development
- Change of Zone allows Town staff and Applicant to work off updated 2023 TOJ Land Use Development Code.
- Staff recommends approval.
- Planning and Zoning Commission Recommendation for Approval.





Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: November 20, 2023

SUBJECT: Public Hearing – First Reading Ordinance 2023-262 Approving a Change of Zone for Property known as Massey Square to MU-NC (Neighborhood Commercial)

ACTION PROPOSED: Consider First Reading of Ordinance 2023-262

ATTACHMENTS:

1. Ordinance 2023-262
2. Vicinity Map
3. Zoning Map
4. PZC Staff Report
5. Staff Presentation

PRESENTED BY: Tony LeFevre, Planner I

AGENDA ITEM DESCRIPTION:

The Applicant, Massey Farms, LLLP, has requested a change of zone (rezoning) to MU-NC (Neighborhood Commercial) Zone to clarify the intent to develop this property as small scale commercial to support surrounding neighborhoods. Current zoning on the property is Planned Unit Development – B(PUD-B), with a Commercial/Office designation which was put in place with 2006 Massey Farms 141 Annexation ODP.

This property will be integrated into the overall development for Johnstown Village and will give needed commercial and retail support the surrounding residential activity. This change of zone allows the Town and Applicant to work off of the updated TOJ Land Use code implemented in May 2023. The re-zoning complies with Section 17-2-3 of the TOJ LUDC and is consistent with the goals and objectives of the TOJ Comprehensive Plan.

The Planning & Zoning Commission held a public hearing on November 1, 2023. Public comment was only about future development of the property, which was not known at the time. No other public comment was received. The Commission voted unanimously to recommend approval of the Massey Square Change of Zone to the Town Council, with the findings that are contained in the attached PZC staff report (Attachment 4).

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

LEGAL ADVICE:

The ordinance was drafted by the Town Attorney in consultation with Staff.

FINANCIAL ADVICE:

None.

RECOMMENDED ACTION: Approve Ordinance 2023-262 upon first reading.

SUGGESTED MOTIONS:

For Approval: I move to approve Ordinance No. 2023-262, an ordinance Approving a Change of Zone for Property known as Massey Square to MU-NC upon first reading.

For Denial: I move to deny Ordinance No. 2023-262.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-262**

APPROVING A CHANGE OF ZONE FOR THE PROPERTY KNOWN AS MASSEY SQUARE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 21.1 ACRES, TO NEIGHBORHOOD COMMERCIAL (MU-NC)

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

WHEREAS, Massey Farms, LLLP, a Colorado limited liability limited partnership, the property owner (“Owner”), applied to rezone the property known as Massey Square, located in the Northwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 21.1 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Mixed-Use (PUD-MU) to Neighborhood Commercial (MU-NC); and

WHEREAS, the Owner requests a change of zone the Property to MU-NC because the proposed development of the Property is anticipated to include commercial uses; and

WHEREAS, on November 1, 2023, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of MU-NC zoning for the Property; and

WHEREAS, on November 20, 2023, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the evidence received at the hearing, finds that the requested rezoning of the Property to MU-NC conforms to the *Johnstown Area Comprehensive Plan* and Section 17-2-3 of the Town of Johnstown Land Use and Development Code and should be approved.

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

1. Zoning of the Property known as Massey Square and more particularly described on the attached Exhibit A shall hereby and hereinafter be designated as MU-NC.
2. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“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 Charter.

3. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Troy D. Mellon, Mayor

EXHIBIT A

PROPERTY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A FOUND 2" ALUMINUM CAP STAMPED "A.M. HASKELL 1996 PLS 23500" AND AT THE NORTH QUARTER CORNER BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PETER A. BRYAN 1993 PLS 20673". SAID LINE BEARS NORTH 86°25'53" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHWEST CORNER;

THENCE SOUTH 45°33'40" WEST A DISTANCE OF 91.69 FEET TO A POINT 60.00 FEET SOUTH, WHEN MEASURED AT RIGHT ANGLES, OF SAID NORTH LINE OF THE NORTHWEST QUARTER;

THENCE ALONG A LINE 60.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE SOUTH 86°25'53" EAST A DISTANCE OF 1302.65 FEET;

THENCE DEPARTING SAID PARALLEL LINE SOUTH 00°10'17"

WEST A DISTANCE OF 648.62 FEET; THENCE NORTH

89°49'43" WEST A DISTANCE OF 1327.91 FEET TO A POINT

OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°24'40", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.82 FEET, A CHORD BEARING OF NORTH 45°07'23" WEST, AND A CHORD LENGTH OF 42.21 FEET TO A POINT 65.00 FEET EAST, WHEN MEASURED AT RIGHT ANGLES, OF THE WEST LINE OF SAID NORTHWEST QUARTER;

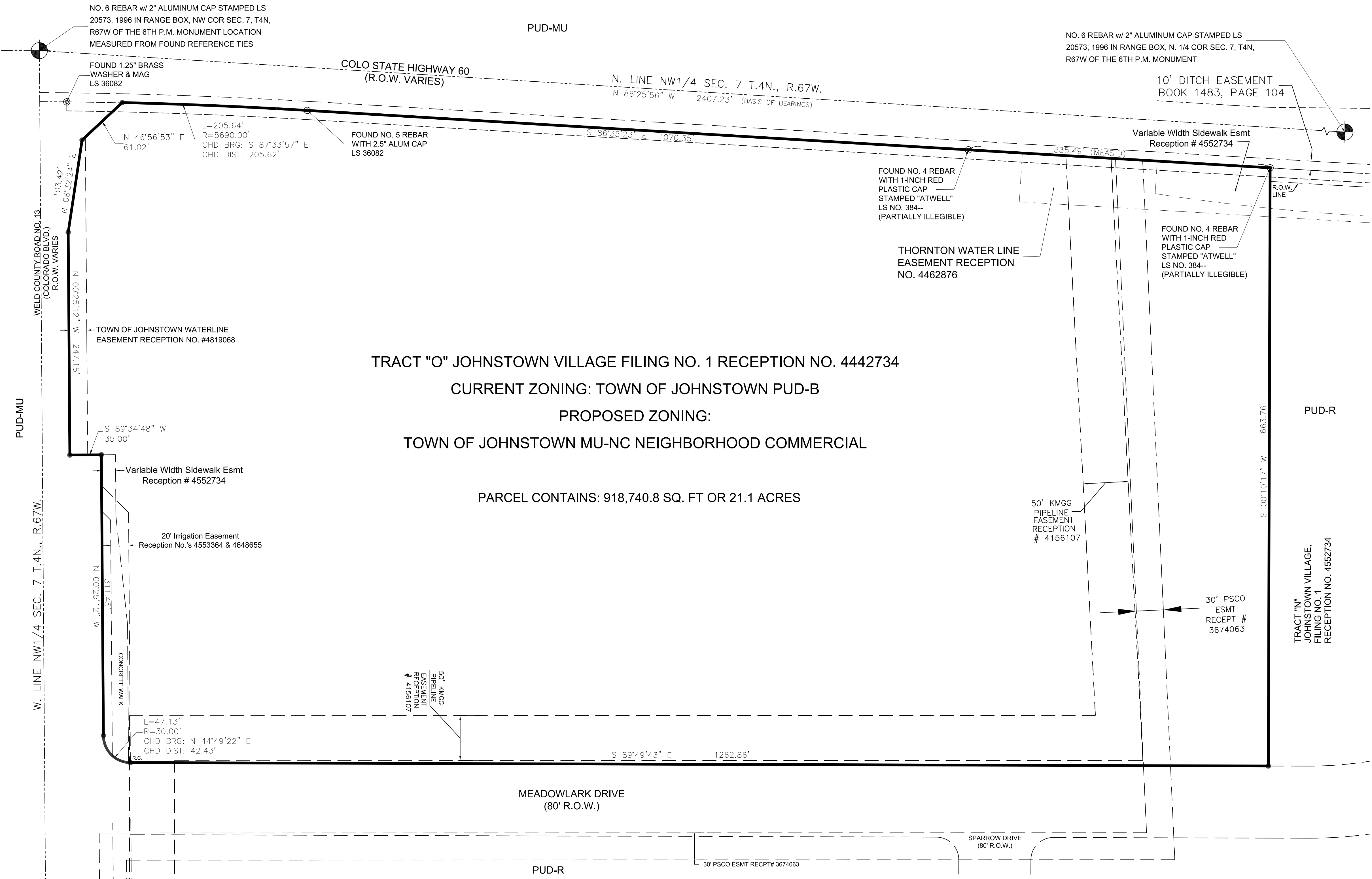
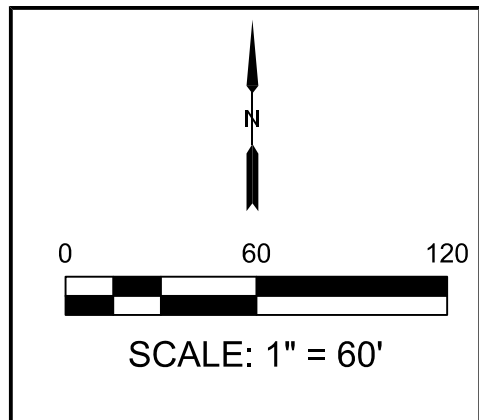
THENCE ALONG A LINE 65.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE NORTH 00°25'03" WEST A DISTANCE OF 696.15 FEET TO THE POINT OF BEGINNING;

CONTAINING 890,731 SQUARE FEET, OR 20.45 ACRES, MORE OR LESS.



MASSEY SQUARE - ZONING MAP

TRACT "O" JOHNSTOWN VILLAGE FILING NO. 1,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



LEGAL DESCRIPTION:

TRACT "O" JOHNSTOWN VILLAGE
FILING NO. 1, RECORDED 12/23/2019
AS RECEPTION NO. 4552734

NOTES:

- 1.) THIS ZONING MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.
- 2.) THIS ZONING MAP AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED.
- 3.) STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 23000310077 DATED FEBRUARY 16, 2023 AT 5:30 PM WAS USED EXCLUSIVELY FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, TRACT "O" JOHNSTOWN VILLAGE, FILING NO. 1.
- 4.) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6.) FIELD SURVEY CONDUCTED DEC 2022 THROUGH FEBRUARY, 2023.
- 7.) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 86 DEGREES, 25 MINUTES, 56 SECONDS EAST BETWEEN A FOUND 2-INCH DIAMETER ALUMINUM CAP STAMPED LS 23500 IN RANGE BOX AT THE NORTHWEST QUARTER OF SECTION 7 AND AND A FOUND 2.5-INCH DIAMETER ALUMINUM CAP STAMPED 20673 AT THE NORTH QUARTER CORNER OF SECTION 7.
- 8.) PARCEL CONTAINS: 918,740.8 SQUARE FEET OR 21.1 ACRES MORE OR LESS.

TOWN COUNCIL APPROVAL:

THIS MAP TO BE KNOW AS _____ IS
APPROVED AND ACCEPTED TO THE TOWN OF JOHNSTOWN,
COLORADO 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 _____.

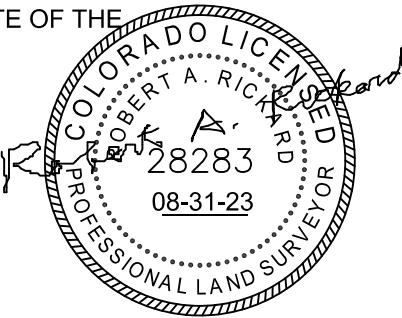
BY: _____ ATTEST: _____
MAYOR TOWN CLERK

SURVEYORS STATEMENT:

I, ROBERT A. RICKARD, A COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT
THIS ZONING MAP IS AN ACCURATE REPRESENTATION OF
THE PROPERTY TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF.

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

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC



ZONING MAP
TRACT "O" JOHNSTOWN VILLAGE, FILING NO. 1

REVISIONS

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: RAR

FIELD DATES: DEC, 2022 - FEB, 2023

SCALE: 1" = 60'

DATE: AUGUST 31, 2023



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: Massey Square Change of Zone from PUD-B to MU-NC (ZON23-0001)

DESCRIPTION: Change of zone for 21.1 acres within the Johnstown Village P.U.D. from PUD-B (Commercial/Office) to MU-NC (Neighborhood Commercial)

LOCATION: SE corner of Highway 60 and WCR 13/Colorado Blvd.

APPLICANT: Massey Farms, LLLP

STAFF: Tony LeFevre, Planner I

HEARING DATE: November 1, 2023

ATTACHMENTS

- 1- Vicinity Map
- 2- Zoning Map

BACKGROUND AND SUMMARY

The applicant/owner, Massey Farms LLLP, request a change of zoning for approximately 21.2 acres of land, located east of WCR 13/Colorado Blvd. and south of Highway 60.

The subject property was annexed into the Town in 2006 as part of Massey Farms 141 Annexation and was zoned PUD-MU, with a designated land use of Commercial/Office over most of the current acreage. The subject property was part of the 2019 Johnstown Village P.U.D. Amendment 1 Final Development Plan where it maintained a Commercial land use designation. Historically, the property has been used for agricultural use.

SURROUNDING ZONING & LAND USE

North: PUD– Commercial/Retail (Purvis PUD) and Unincorporated Weld County
East: PUD-R – Johnstown Village Filing 3 (Johnstown Village Townhomes)
South: PUD-R – Johnstown Village Filing 2 (Pintail Commons Duplexes)
West: PUD-MU – Clearview PUD Commercial/Retail- undeveloped

PUBLIC NOTICE AND AGENCY REFERRALS

Notice for the Planning and Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 26, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Notices were mailed to all property owners within 800 feet of the property in questions. This notice included a map of the proposed zoning changes.

Based upon the changes proposed, this land use designation amendment did not warrant a full referral review by the Johnstown Review Committee (JRC). Submitted documents were provided to the JRC for a preliminary evaluation. No concerns or comments by the JRC were noted.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this requested zoning change as the MU-NC zone provides a similar range of uses to the PUD-B zoning in the original Johnstown Village PUD. The Town will hold neighborhood meetings for the surrounding property owners with the future development plans, when more detailed uses and plans are known.

STAFF ANALYSIS

This property is located along a main activity corridor for the Town, with expectations of medium intensity and development. Both Highway 60 and Colorado Blvd. are major arterials and updates to existing roadway infrastructure are planned to accommodate this level of development, with right of way dedications and road improvements for this and surrounding properties. The zone change to MU-NC allows for the Town and developers to work off of the updated 2023 Town of Johnstown Land Use Code, and this Neighborhood Commercial designation is compatible with the Comprehensive Plan.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of MU-NC for Massey Square be approved based upon the finding that the proposed zoning will allow appropriate levels of development to occur in alignment with the Town's Comprehensive Plan.

Recommended Motion

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for MU-NC for Massey Square furthers the Johnstown Area Comprehensive Plan, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for PUD-MU zoning for this area based upon the finding as stated above.

Alternate Motions

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the MU-NC zoning for Massey Square based upon the following..."



Town of Johnstown

MASSEY SQUARE ZONING

Change of Zone

Town Council

November 20, 2023

LOCATION & BACKGROUND

Item #19.

- Acreage: 21.1
- Current Zone: PUD-B (Commercial)
- Proposed Zone: MU-NC (Neighborhood Commercial)
- Annexed 2006 as part of Massey Farms 141
- Johnstown Village PUD Amended 2021
- Comp Plan: Medium Density/Intensity Area

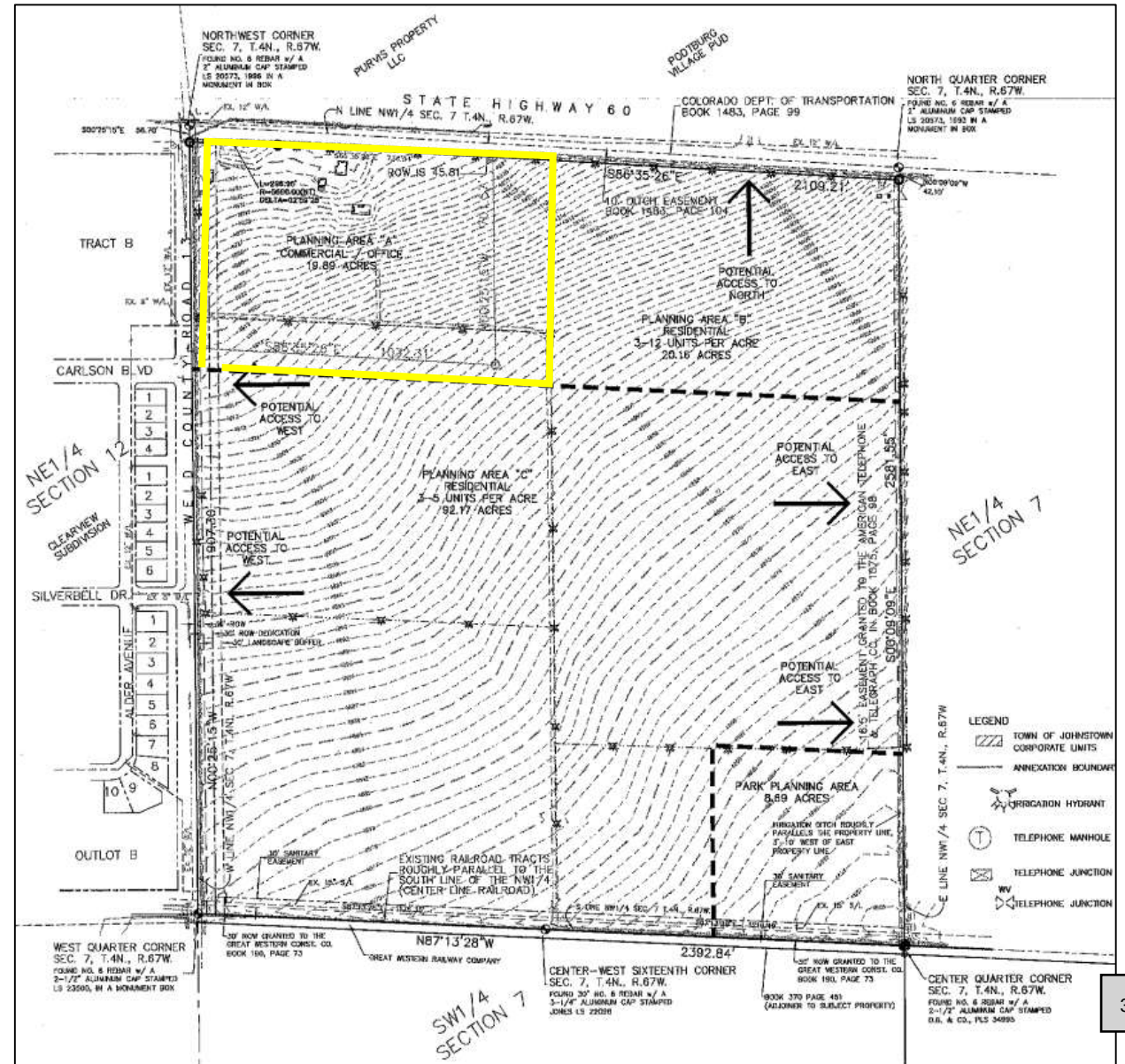


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MASSEY FARMS 141 ANNEXATION - ODP

Item #19.

- Original Zoning Map from 2006
- Single Family and Multi-Family Residential under various stages of construction for rest of annexation
- Commercial uses for PUD-B include retail stores and small customer service oriented clinic, shops and offices



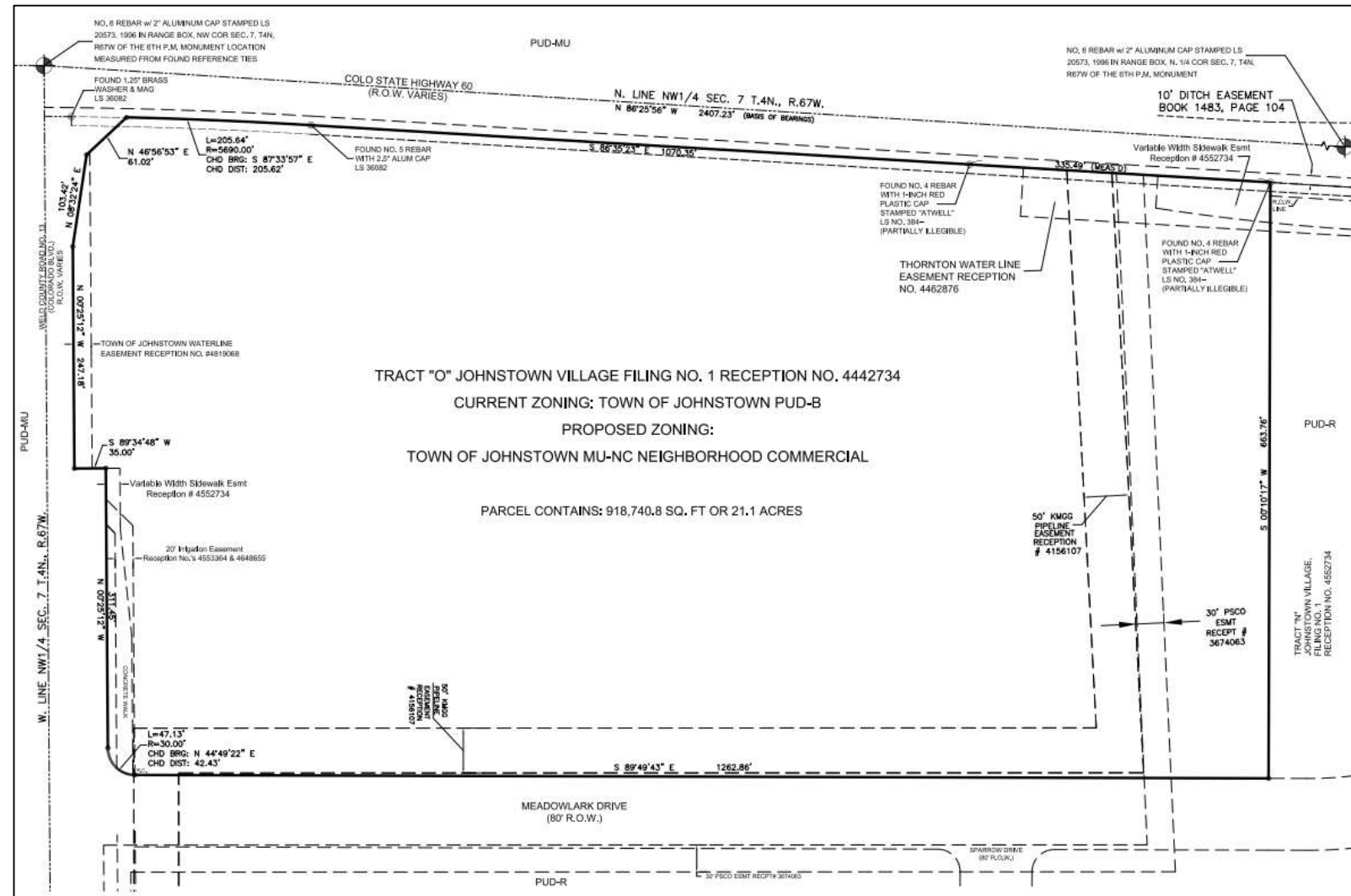
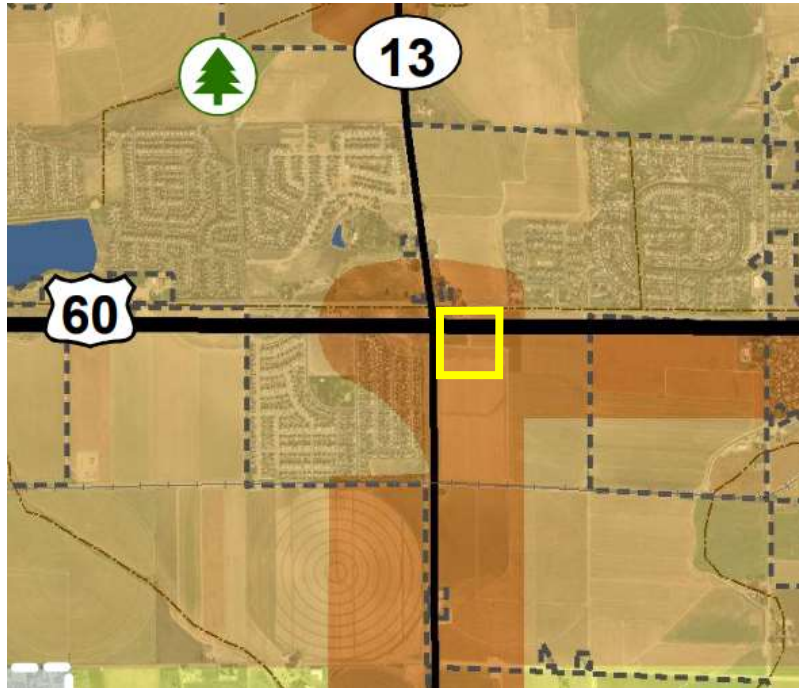
306



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MASSEY SQUARE REZONE PLAT

Item #19.



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PROJECT SUMMARY & ANALYSIS

Item #19.

- Change of Zone allows Town staff and Applicant to work off updated 2023 TOJ Land Use Development Code.
- Change of Zone aligns with 2021 Comprehensive Plan of Medium Density/Intensity and integrates retail & commercial areas to support surrounding residential areas.
- ROW Dedication and Traffic Impact Study will come with future subdivision and development.
- Staff recommends approval.
- Planning and Zoning Commission recommended Approval.





**YMCA of Northern Colorado
Johnstown Community YMCA
Summary Operating Statement
Month Ending August 31, 2023**

Revenue	Preschool		Operations		Consolidated	
	Month	YTD	Month	YTD	Month	YTD
Financial Assistance	(2,796)	(50,114)	(1,516)	(24,298)	(4,312)	(74,412)
Contracts & Grants	-	70,732	-	8,460	-	79,192
Preschool Fees	21,341	461,325	-	-	21,341	461,325
Membership		-	139,065	1,049,009	139,065	1,049,009
Health & Wellness		-	513	119,824	513	119,824
Childwatch Fees		-	-	-	-	-
Merchandise Sales		-	26	385	26	385
Other Income		-	2,205	46,528	2,205	46,528
Total Revenue	18,545	481,943	140,293	1,199,908	158,838	1,681,851
Expense						
	Month	YTD	Month	YTD	Month	YTD
Salaries & Wages	36,812	324,515	77,961	723,591	114,773	1,048,106
Employee Benefits	2,579	23,098	3,101	27,584	5,680	50,682
Payroll Taxes	3,706	32,929	7,650	69,893	11,356	102,822
Contract Services	-	-	5,905	33,593	5,905	33,593
Supplies	-	38	4,173	37,742	4,173	37,780
Telephone	120	920	1,370	13,542	1,490	14,462
Occupancy & Insurance	688	5,020	43,656	387,757	44,344	392,777
Equipment	-	-	1,300	8,145	1,300	8,145
Employee/Volunteer Costs	189	1,148	174	8,954	363	10,102
Program Costs	865	12,868	480	11,566	1,345	24,434
Administrative Costs	-	1,975	26	7,661	26	9,636
Merchandise Costs	-	-	-	981	-	981
Total Expense	44,959	402,511	145,796	1,331,009	190,755	1,733,520
Net Outcome	(26,414)	79,432	(5,503)	(131,101)	(31,917)	(51,669)
15.3% YMCA Administrative Fee					(29,186)	(265,229)
YMCA Investment					(61,103)	(316,898)
YMCA Cost Recovery					41,667	333,336
Cost Recovery Variance					(19,436)	16,438

**YMCA of Northern Colorado
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2023 Q3 Report for the Town of Johnstown From the Johnstown Downtown Development Association

JDDA Financials

2023 Q3 Financials – Attachments Included

Starting Balance:	\$ 18,423.21
Cash In:	\$ 21,038.27 (1) Monthly Quarterly Treasurer's Report
Expenditures:	\$ 11,539.86 (2) Monthly Quarterly Treasurer's Report
Ending Balance:	\$ 27,921.62

Strategic plan to revitalize the Town's historic downtown.

1. We joined the town for the unveiling of the downtown "J"!

Events

1. Previous Events including the Results/Outcome of the Event: These events continue to keep people engaged and emotionally invested in our town rather than traveling outside for the same services.
 - a. Fall fest was a huge success!
 - b. Trick or treat Street was great this year and we liked having the streets closed for safety!

Upcoming Events for 2023:

1. We have locked in the same 4 events as previous years.
 - a. Johnstown Jingle will be on December 3rd from 2-5pm.

Other than events, things we are doing to position downtown as the focal point of Johnstown:

1. Welcome Bags – This program is still very successful, and we are now delivering more than 60 welcome bags to new residents monthly. The RHS Interact Club works with us to help pack the bags and deliver them to the new residents.
2. We are continuing to gain membership and we are putting more efforts and energies towards networking events as well as workshops. Both are things that our members are wanting and asking for!
3. We hosted a networking event on August 24 from 4-6 and the Mayor spoke at the event.

Community Give Back/Involvement

1. We are continuing to work with RHS's work based learning program and have a couple of interns helping us with our Social Media.

Social Media/Website

1. We have started working with Mountain Wave Marketing for our social media and our website.

Downtown Businesses Update –

New businesses/relocated businesses in Downtown Johnstown:

- 1.

Businesses that have closed/moved out of Downtown Johnstown:

1. Johnstown Clothing and Embroidery

Employment opportunities available:

JDDA Members

JDDA Members:

1. We currently have 71 members for 2023

Member Pricing:

1. \$125 Downtown Members – Brick and Mortar Businesses located in our JDDA Boundaries
2. \$250 Community Partners – Businesses outside the JDDA Boundaries with a vested interest in Downtown Johnstown
3. \$65 Non-Profit Members – Must submit a 501-C3

Member Benefits:

1. Business listing on our website VisitDowntownJohnstown.com
2. Opportunity to include information in the Community Welcome Bags
3. Social Media Networking and Marketing each month
4. Event Discounts for the JDDA Hosted Downtown Events and
5. Workshop Benefits
6. Group Marketing Opportunities
7. Sponsorship opportunities

JDDA Board Position:

1. Voting for Board Positions will take place in October 2023 for a term starting in January of 2024 for 2 years

What the Members want from the JDDA

These are things that the business owners shared with us that they would like to see!

1. Community/common goals/events
2. Networking events?
3. Learning platform/classes (info on social media)/business topics
4. Entertainment District
5. JDDA Home show (10 businesses?)

Johnstown Downtown Development Association

Item #20.

Statement of Activity

July - September, 2023

	TOTAL
Revenue	
Beer Garden Sales	1,165.71
Designated Contributions	10,434.70
Dues income	1,505.00
Event Income	8,175.00
Unapplied Cash Payment Revenue	-242.14
Total Revenue	\$21,038.27
GROSS PROFIT	\$21,038.27
Expenditures	
Advertising	
Marketing	2,226.87
Website	828.00
Total Advertising	3,054.87
Bank Charges	299.85
Event Expenses	6,690.75
Insurance	15.00
Legal, Accounting and Professional	675.00
Meals	310.53
Office Supplies	293.63
QuickBooks Payments Fees	7.76
Rent	165.00
Square Fees	27.47
Total Expenditures	\$11,539.86
NET OPERATING REVENUE	\$9,498.41
NET REVENUE	\$9,498.41

Johnstown Downtown Development Association

Item #20.

Statement of Financial Position

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BBQ Days acct 8128	48,046.08
General Fund	26,384.82
Petty Cash	1,536.80
Total Bank Accounts	\$75,967.70
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$75,967.70
TOTAL ASSETS	\$75,967.70
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
BBQ Days holding account	25,826.24
Total Other Current Liabilities	\$25,826.24
Total Current Liabilities	\$25,826.24
Total Liabilities	\$25,826.24
Equity	
Retained Earnings	44,564.48
Net Revenue	5,576.98
Total Equity	\$50,141.46
TOTAL LIABILITIES AND EQUITY	\$75,967.70

VIA MOBILITY SERVICE

Trips by Purpose Aug-Oct 2023

Row Labels	Count of Trip Date
Johnstown	176
Adult Day Respite Care	70
Dental	2
Employment	32
Grocery	8
Meal (Senior)	2
Medical	51
Personal	9
Senior Resources Service Connections	2
Grand Total	176

Distinct Clients served

Row Labels	Distinct Count of Customer Number
Johnstown	11
Grand Total	11