



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, February 19, 2025 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

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 five (5) 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.

- [1.](#) February 3, 2025 Town Council Meeting Minutes
- [2.](#) January 2025 Financial Statements and 2024 Sales Tax Summary
- [3.](#) Resolution 2025-05: Adopting an Updated Town of Johnstown Strategic Plan

TOWN MANAGER REPORT

TOWN ATTORNEY REPORT

OLD BUSINESS

PUBLIC HEARING

- [4.](#) Consideration of Ordinance 2025-265 Approving MU-NC Zoning for Waggoner Farms; and
Consideration of Resolution 2025-06 Approving a Preliminary Plat for the Waggoner Farms
Subdivision

NEW BUSINESS

- [5.](#) Contract Modification Order #02 - Alfred Benesch & Company Ultimate Design
HWY60/Colorado Blvd Intersection Improvements

[6.](#) Zoning Case No. ZON24-0006 - Concept Review

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

INFORMATIONAL ITEMS

EXECUTIVE SESSION

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.



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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, February 3, 2025 @ 7:00 PM

MINUTES

CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

ROLL CALL

Present:

Councilmember Molinar
Councilmember Menzies
Councilmember Morris
Mayor Pro Tem Young
Councilmember Berg
Mayor Duncan

Absent:

Councilmember Paranto

AGENDA APPROVAL

Motion by Councilmember Berg and seconded by Councilmember Molinar to approve the agenda as presented.

Upon vote, the motion passed unanimously.

PUBLIC COMMENT

Mayor Duncan announced that no one had signed up for in-person or online public comment.

CONSENT AGENDA

Motion by Councilmember Molinar and seconded by Councilmember Morris to approve the consent agenda which contained the following items:

- January 22, 2025 Town Council Meeting Minutes
- Water and Sewer Service Agreement for Blue Frog Roofing
- January 2025 List of Bills

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report.

TOWN ATTORNEY REPORT

Town Attorney Avi Rocklin did not have a report but was available for questions.

COUNCIL REPORTS AND COMMENTS

Councilmember Molinar: Nothing at this time.

Councilmember Berg: Nothing at this time.

Councilmember Menzies: She congratulated Councilmember Paranto on the birth of his identical twin daughters.

Mayor Pro Tem Young: He inquired about the library and snow removal. He requested the Town continue to work with the library through the season to remove snow from the parking lot and walkways.

Councilmember Morris: She gave a shoutout to Councilmember Paranto and his wife and congratulated them on their twins.

MAYOR'S COMMENTS

Mayor Duncan: He mentioned the airline crash and asked for a moment of silence for those folks. He echoed the comments for Councilmember Paranto. He also mentioned that Councilmember Berg has a

birthday coming up and wished him happy birthday. He also thanked his wife for attending the meeting.

ADJOURNMENT

There being no further business for the Town Council, Mayor Pro Tem Young adjourned the meeting at 7:24 pm.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk

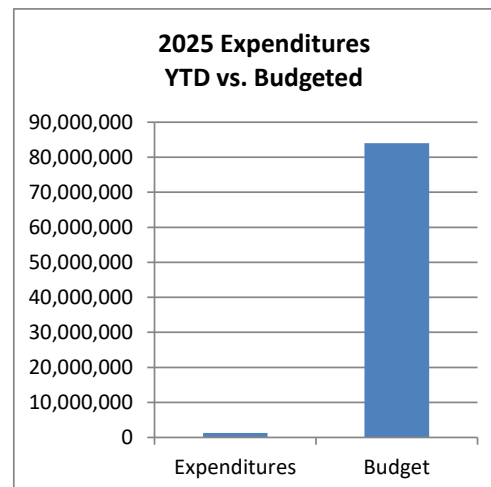
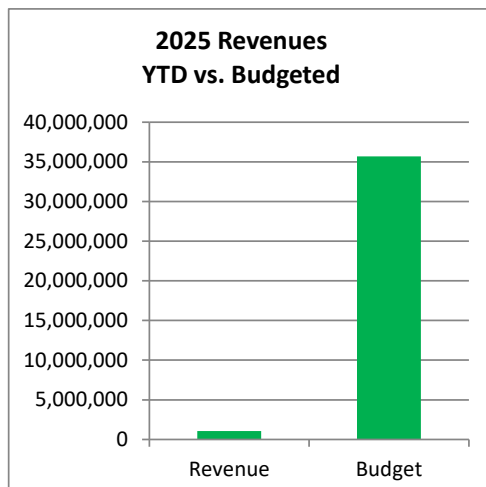
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending January 31, 2025
Unaudited

Item #2.

General Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	84,695,137	84,695,137	
<u>Revenues:</u>			
Taxes & Fees	291,979	31,531,138	0.9%
Licenses & Permits	399,704	2,541,100	15.7%
Fines & Forfeitures	19,920	275,000	7.2%
Intergovernmental	7,440	50,000	14.9%
Earnings on Investment	316,970	900,000	35.2%
Miscellaneous Revenue	20,540	400,000	5.1%
<i>Transfers In</i>	-	-	
Total Operating Revenues	1,056,552	35,697,238	3.0%
<u>Expenditures:</u>			
Legislative	149,480	3,426,660	4.4%
Town Manager	74,692	3,074,535	2.4%
Town Clerk	25,160	671,200	3.7%
Events	-	326,120	0.0%
Finance	20,194	997,330	2.0%
Planning	42,228	1,217,345	3.5%
Reimbursements	-	350,000	0.0%
Engineering	51,305	1,238,540	4.1%
Police	468,953	10,441,960	4.5%
Public Works	37,634	885,100	4.3%
Buildings	68,864	5,394,200	1.3%
<i>Transfers Out</i>	362,545	55,978,124	0.6%
Total Expenditures	1,301,055	84,001,114	1.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	(244,502)	(48,303,876)	
Prior Period Adjustment			
Ending Fund Balance*	84,450,635	36,391,261	

* - Unaudited

8% of the fiscal year has elapsed



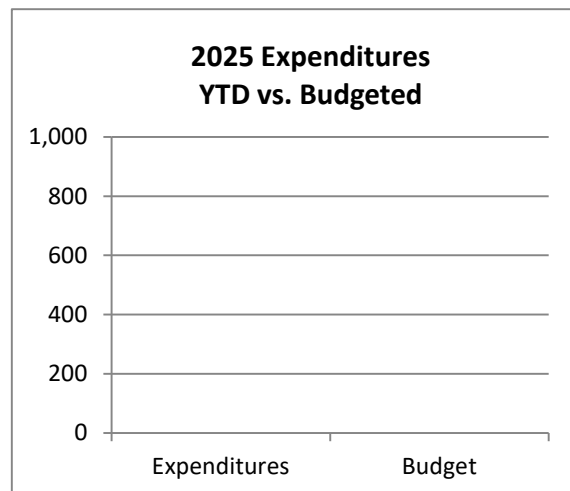
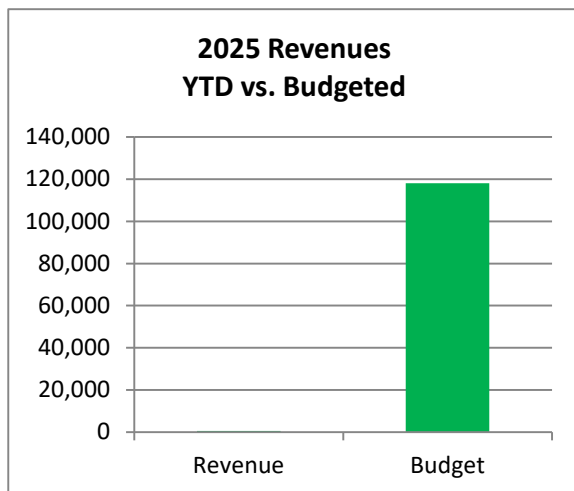
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Conservation Trust Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	25,540	25,540	
<u>Revenues:</u>			
Intergovernmental	-	115,000	0.0%
Earnings on Investment	608	3,000	20.3%
Transfers In	-	-	
Total Operating Revenues	608	118,000	0.5%
<u>Expenditures:</u>			
Operations	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	608	118,000	
Ending Fund Balance*	26,148	143,540	

* - Unaudited

8% of the fiscal year has elapsed



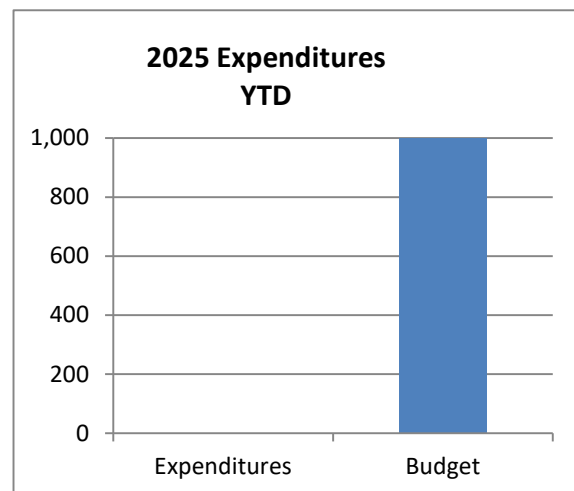
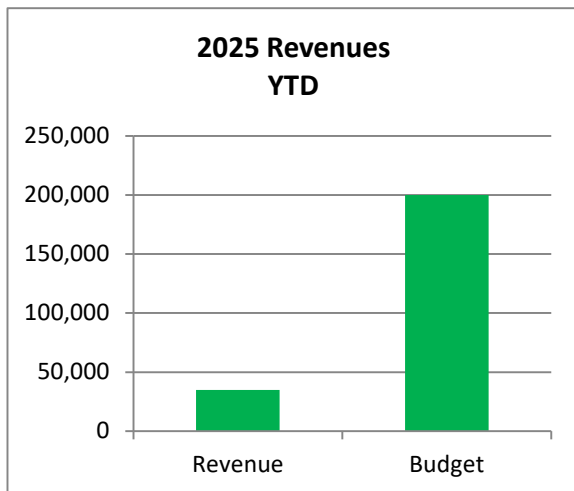
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Arts and Culture Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Arts & Culture Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	430,126	430,126	
<u>Revenues:</u>			
Intergovernmental	34,844	200,000	17.4%
Earnings on Investment	-		
Total Operating Revenues	34,844	200,000	
<u>Expenditures:</u>			
Operations	-	-	
Capital Outlay	-	150,000	0.0%
Total Expenditures	-	150,000	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	34,844	50,000	
Ending Fund Balance*	464,970	480,126	

* - Unaudited

8% of the fiscal year has elapsed



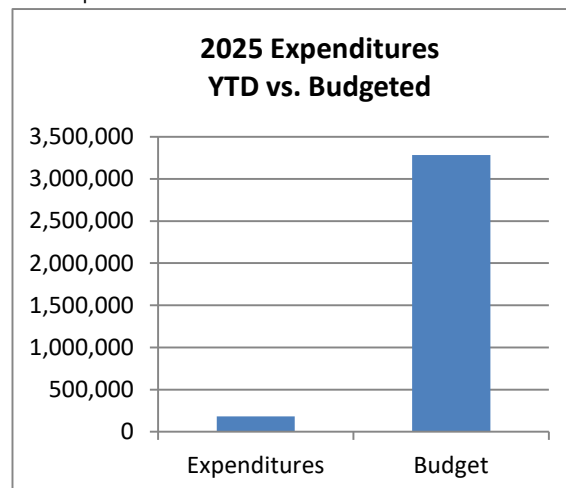
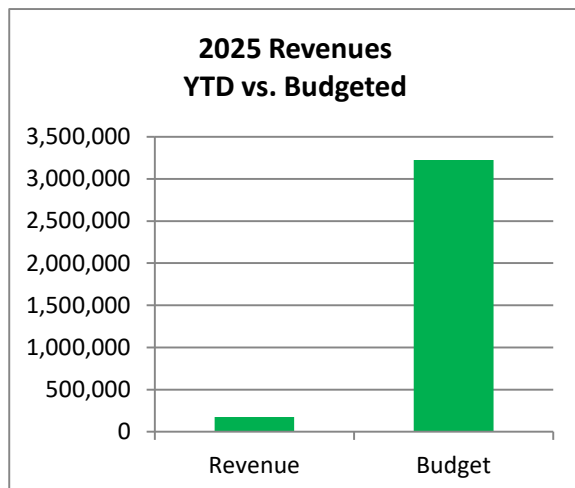
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending January 31, 2025
Unaudited

Item #2.

	2025 Actuals January	2025 Adopted Budget	% Complete
Parks and Open Space Fund			
Beginning Fund Balance*	8,760,894	8,760,894	
<u>Revenues:</u>			
Taxes & Fees	160,346	968,482	16.6%
License & Permit	0	500	0.0%
Earnings on Investment	12,126	75,000	16.2%
Miscellaneous Revenue	2,274	40,000	5.7%
<i>Transfers In</i>	<u>0</u>	<u>2,140,000</u>	0.0%
Total Operating Revenues	<u>174,746</u>	<u>3,223,982</u>	5.4%
<u>Expenditures:</u>			
Operations	53,744	1,272,140	4.2%
Capital Outlay	128,878	2,011,600	6.4%
<i>Transfers Out</i>	<u>-</u>	<u>-</u>	
Total Expenditures	<u>182,622</u>	<u>3,283,740</u>	5.6%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	<u>(7,877)</u>	<u>(59,758)</u>	
Ending Fund Balance*	<u><u>8,753,017</u></u>	<u><u>8,701,136</u></u>	

* - Unaudited

8% of the fiscal year has elapsed



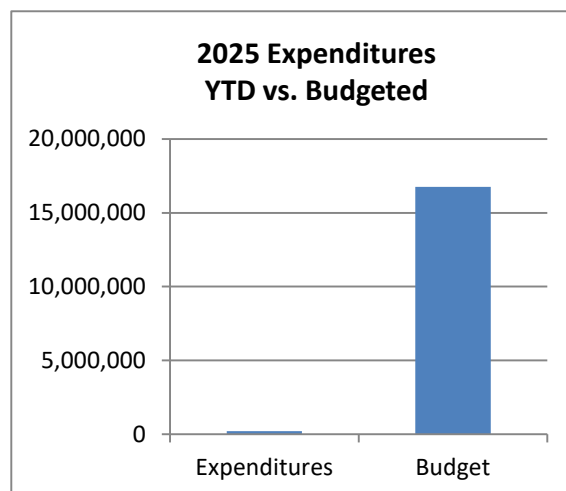
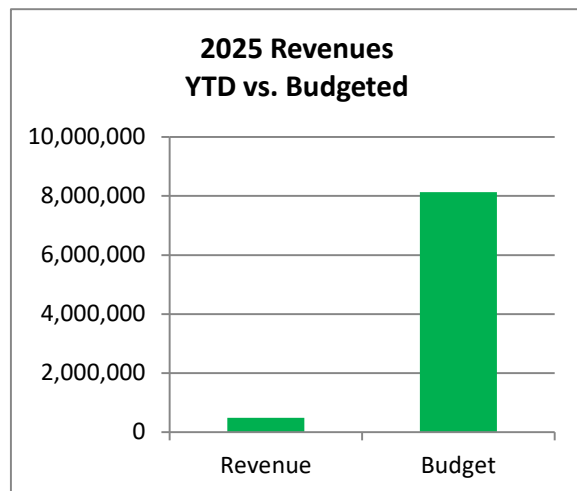
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Street and Alley Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	26,672,762	26,672,762	
<u>Revenues:</u>			
Taxes & Fees	68,599	5,603,000	1.2%
Intergovernmental	-	130,000	0.0%
Charges for Services	94,689	1,050,000	9.0%
Capital Investment Fees	225,168	1,020,940	22.1%
Earnings on Investment	94,641	100,000	94.6%
Miscellaneous Revenues	20	225,000	0.0%
Tranfers In	-	-	
			#DIV/0!
Total Operating Revenues	483,118	8,128,940	
<u>Expenditures:</u>			
Operations & Maintenance	82,477	5,875,260	1.4%
Capital	121,489	10,889,500	1.1%
Total Expenditures	203,966	16,764,760	1.2%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	279,152	(8,635,820)	
Ending Fund Balance*	26,951,914	18,036,942	

* - Unaudited

8% of the fiscal year has elapsed



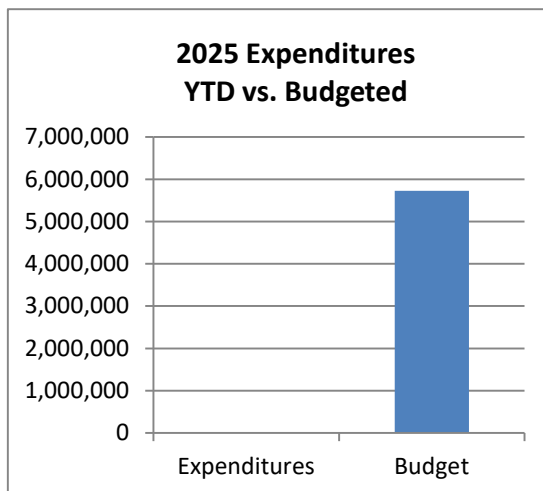
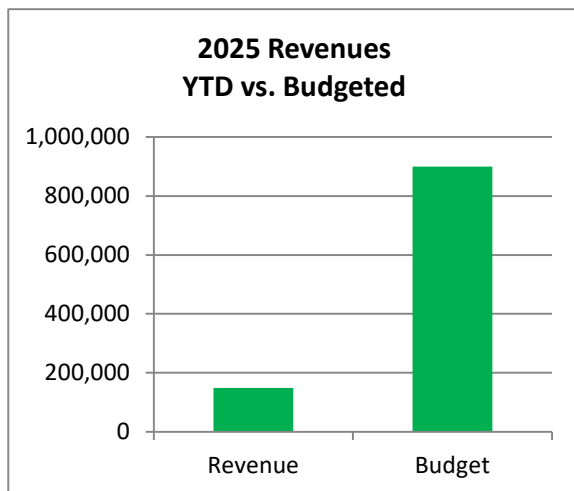
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending January 31, 2025
Unaudited

Item #2.

	2025 Actuals January	2025 Adopted Budget	% Complete
Capital Projects Fund			
Beginning Fund Balance*	13,154,908	13,154,908	
<u>Revenues:</u>			
Taxes and Fees	114,771	850,000	13.5%
Miscellaneous Revenue	-	-	
Interest	34,435	100,000	34.4%
Transfers In	-	(50,000)	0.0%
Total Operating Revenues	149,205	900,000	16.6%
<u>Expenditures:</u>			
Capital Outlay	105	5,723,000	
Transfers Out	-	-	
Total Expenditures	105	5,723,000	0.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	149,100	(4,823,000)	
Ending Fund Balance*	13,304,008	8,331,908	

* - Unaudited

8% of the fiscal year has elapsed



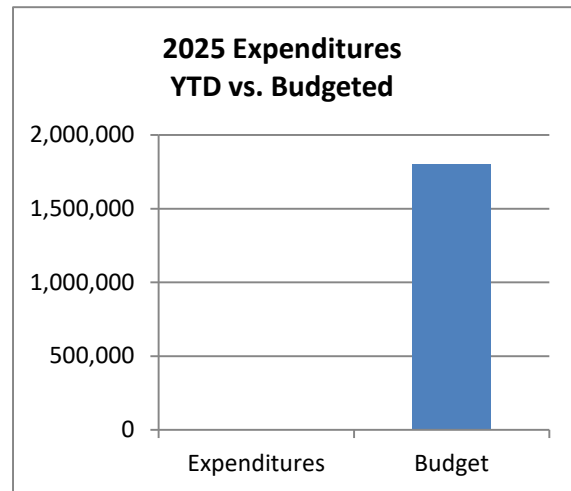
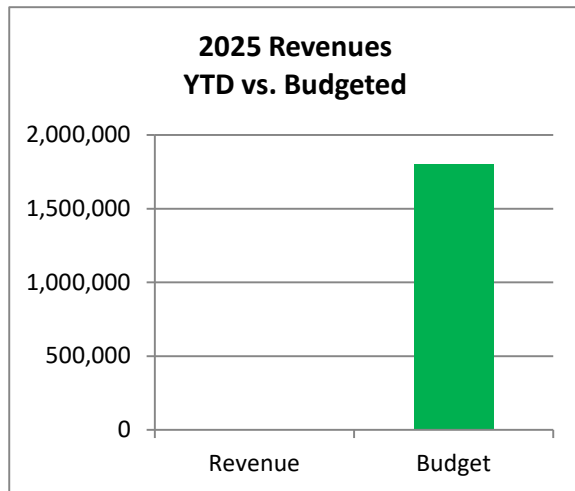
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Tax Allocation Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	41,435	41,435	
<u>Revenues:</u>			
Taxes & Fees	-	1,800,000	0.0%
Earnings on Investment	-	-	
Total Operating Revenues	-	1,800,000	0.0%
<u>Expenditures:</u>			
Miscellaneous	-	1,800,000	0.0%
Total Expenditures	-	1,800,000	0.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	-	-	
Ending Fund Balance*	41,435	41,435	

* - Unaudited

8% of the fiscal year has elapsed



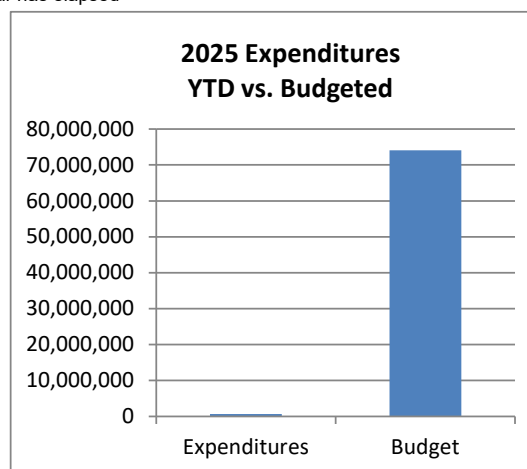
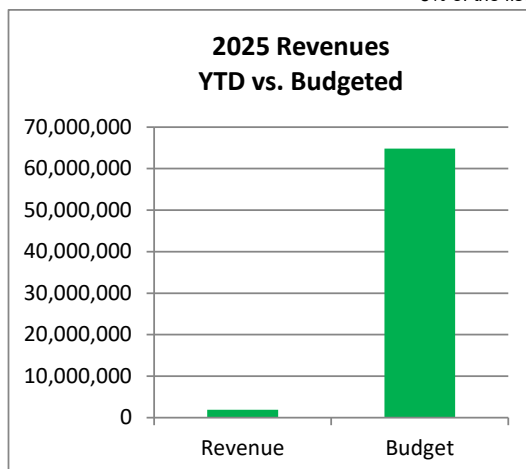
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Water Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Cash Balance*	102,695,349	102,695,349	
<u>Revenues:</u>			
Charges for Services	572,508	7,815,000	7.3%
Total Operating Revenues	572,508	7,815,000	7.3%
<u>Expenses:</u>			
Administration	10,537	358,050	2.9%
Operations	410,447	4,895,920	8.4%
Capital Outlay	138,489	62,859,000	0.2%
Depreciation	100,000	1,200,000	8.3%
Debt	-	4,790,750	0.0%
Transfers Out	-	-	
Total Operating Expenses	659,473	74,103,720	0.9%
Operating Income (Loss)	(86,965)	(66,288,720)	
<u>Non-Operating Revenues (Expenses)</u>			
Tap Fees	464,883	2,230,000	20.8%
Capital Investment Fees	467,115	2,125,000	22.0%
Misc. Revenues	74,766	51,491,250	0.1%
Interest	306,369	1,200,000	25.5%
Debt Proceeds	0	0	
Total Non-Operating Revenues (Expenses)	1,313,133	57,046,250	2.3%
Excess (Deficiency) of Revenues and Other Sources over Expenses	1,226,167	(9,242,470)	
Ending Cash Balance*	103,921,516	\$ 93,452,879	

* - Unaudited

8% of the fiscal year has elapsed



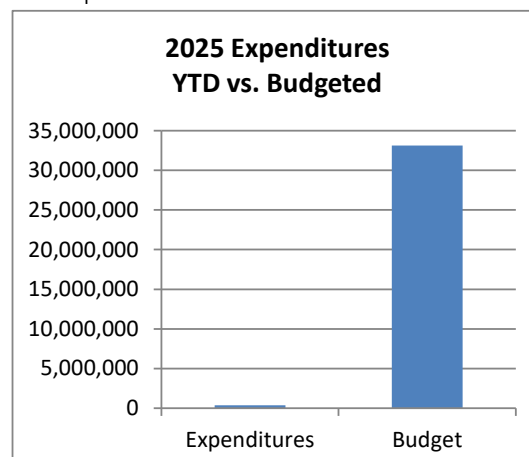
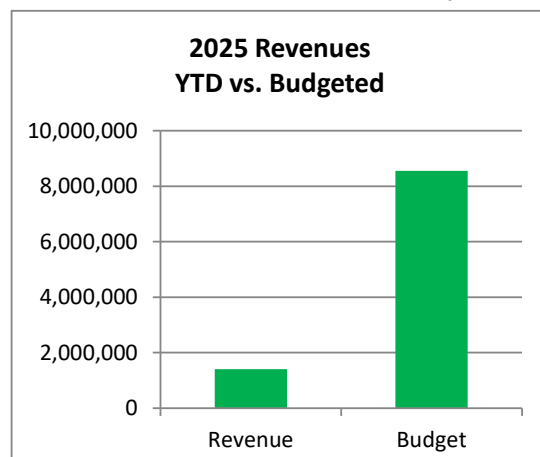
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending January 31, 2025
Unaudited

Item #2.

	2025 Actuals January	2025 Adopted Budget	% Complete
Sewer Fund			
Beginning Cash Balance*	52,274,698	52,274,698	
<u>Revenues:</u>			
Charges for Services	445,261	4,364,250	10.2%
Total Operating Revenues	445,261	4,364,250	10.2%
<u>Expenses:</u>			
Administration	10,801	266,900	4.0%
Operations	230,284	2,871,200	8.0%
Capital Outlay	-	25,814,000	0.0%
Depreciation	120,000	1,400,000	8.6%
Debt Service	-	2,769,900	0.0%
	-	-	
Total Operating Expenses	361,085	33,122,000	1.1%
Operating Income (Loss)	84,176	(28,757,750)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Improvement Fees	754,345	3,860,213	19.5%
Misc. Revenues	-	25,000	0.0%
Interest	203,540	1,300,000	15.7%
Transfers In/(Out)	-	(1,000,000)	
Total Non-Operating Revenues (Expenses)	957,885	4,185,213	22.9%
Excess (Deficiency) of Revenues and Other Sources over Expenses	1,042,061	(24,572,537)	
Ending Cash Balance*	53,316,759	27,702,161	

* - Unaudited

8% of the fiscal year has elapsed



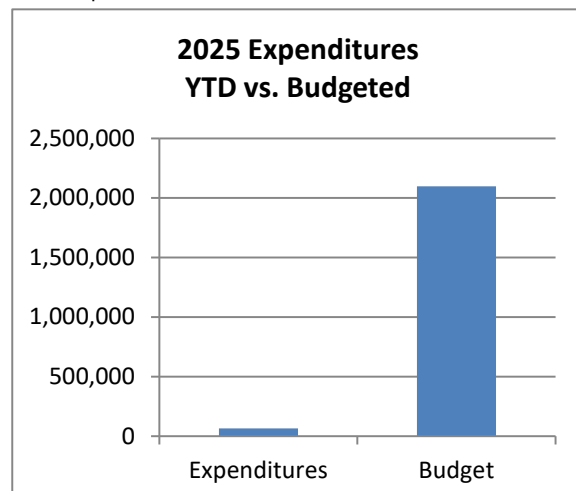
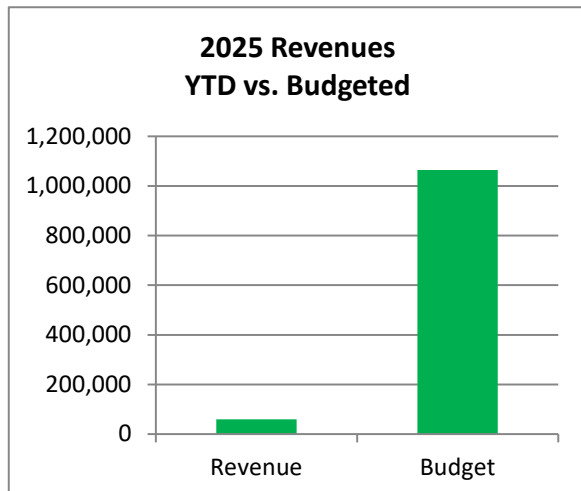
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Drainage Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Cash Balance*	4,852,055	4,852,055	
<u>Revenues:</u>			
Charges for Services	50,545	560,000	9.0%
Total Operating Revenues	50,545	560,000	9.0%
<u>Expenses:</u>			
Administration	7,484	96,550	7.8%
Operations	32,651	747,900	4.4%
Capital Improvements	24,372	1,254,200	1.9%
Transfer Out	-	-	
Total Operating Expenses	64,508	2,098,650	3.1%
Operating Income (Loss)	(13,963)	(1,538,650)	
<u>Non-Operating Revenues (Expenses)</u>			
Capital Revenues	-	250,000	0.0%
Misc. Revenues	-	228,780	0.0%
Interest	8,794	25,000	35.2%
Total Non-Operating Revenues (Expenses)	8,794	503,780	1.7%
Excess (Deficiency) of Revenues and Other Sources over Expenses	(5,169)	(1,034,870)	
Ending Cash Balance*	4,846,886	3,817,185	

* - Unaudited

8% of the fiscal year has elapsed



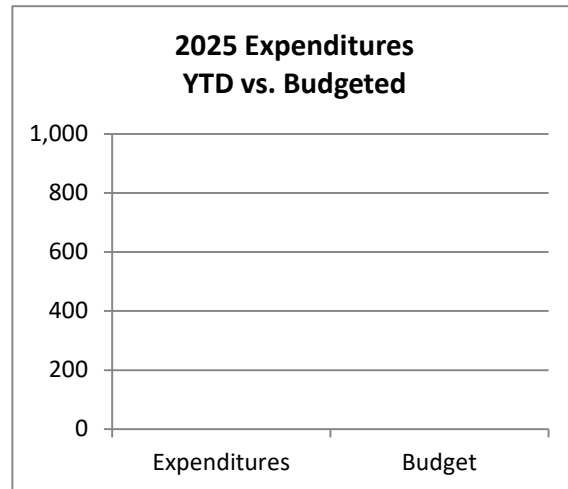
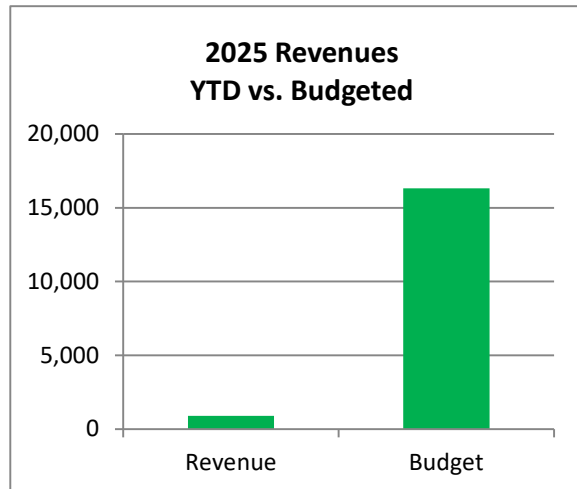
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending January 31, 2025
Unaudited

Item #2.

	2025 Actuals January	2025 Adopted Budget	% Complete
Cemetery Perpetual Fund			
Beginning Fund Balance*	207,231	207,231	
<u>Revenues:</u>			
Miscellaneous Revenue	401	12,560	3.2%
Earnings on Investment	499	3,750	13.3%
Total Operating Revenues	900	16,310	5.5%
<u>Expenditures:</u>			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	900	16,310	
Ending Fund Balance*	208,131	223,541	

* - Unaudited

8% of the fiscal year has elapsed



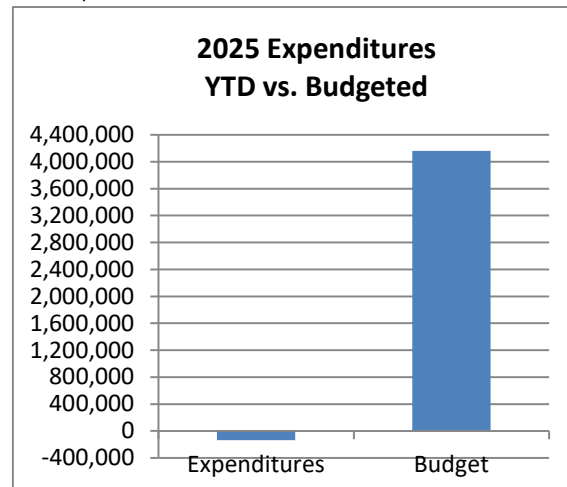
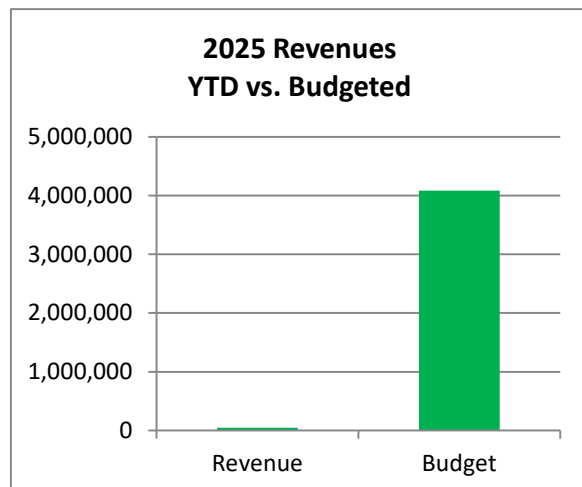
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Library Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	14,065,172	14,065,172	
<u>Revenues:</u>			
Intergovernmental	-	1,375,300	0.0%
Miscellaneous Revenue	-	13,500	0.0%
Capital Investment Fees	87,111	373,950	23.3%
Interest	2,358	500,000	0.5%
Transfers In	(43,556)	1,823,124	-2.4%
Total Operating Revenues	45,913	4,085,874	1.1%
<u>Expenditures:</u>			
Operations	(135,218)	4,159,000	-3.3%
Capital Outlay	-	-	
Total Expenditures	(135,218)	4,159,000	-3.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	181,131	(73,126)	
Ending Fund Balance*	14,246,303	13,992,046	

* - Unaudited

8% of the fiscal year has elapsed



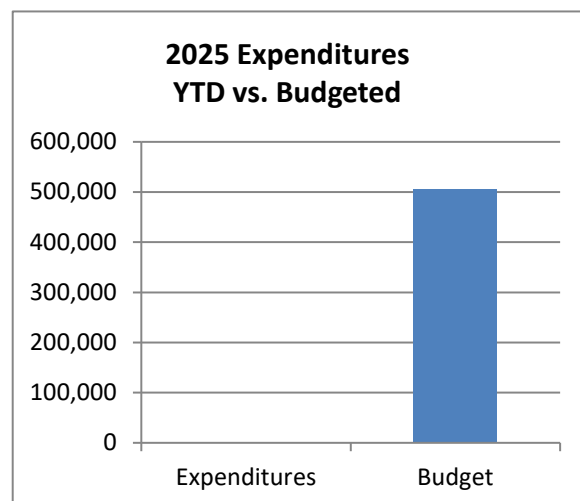
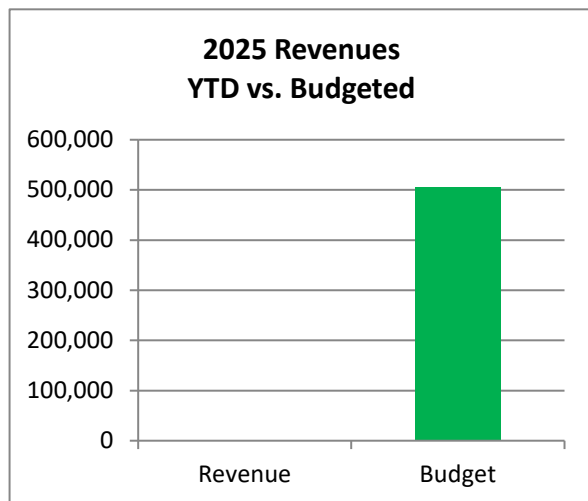
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending January 31, 2025
Unaudited

Item #2.

Recreation Center Fund	2025 Actuals January	2025 Adopted Budget	% Complete
Beginning Fund Balance*	239,367	239,367	
<u>Revenues:</u>			
State Grants	-	0	
Transfers In	-	505,000	0.0%
Earnings on Investment	-	-	
Total Operating Revenues	-	505,000	
<u>Expenditures:</u>			
Operations & Maintenance	-	505,000	0.0%
Capital Outlay	-	-	
Total Expenditures	-	505,000	0.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	-	-	
Ending Fund Balance*	239,367	239,367	

* - Unaudited

8% of the fiscal year has elapsed



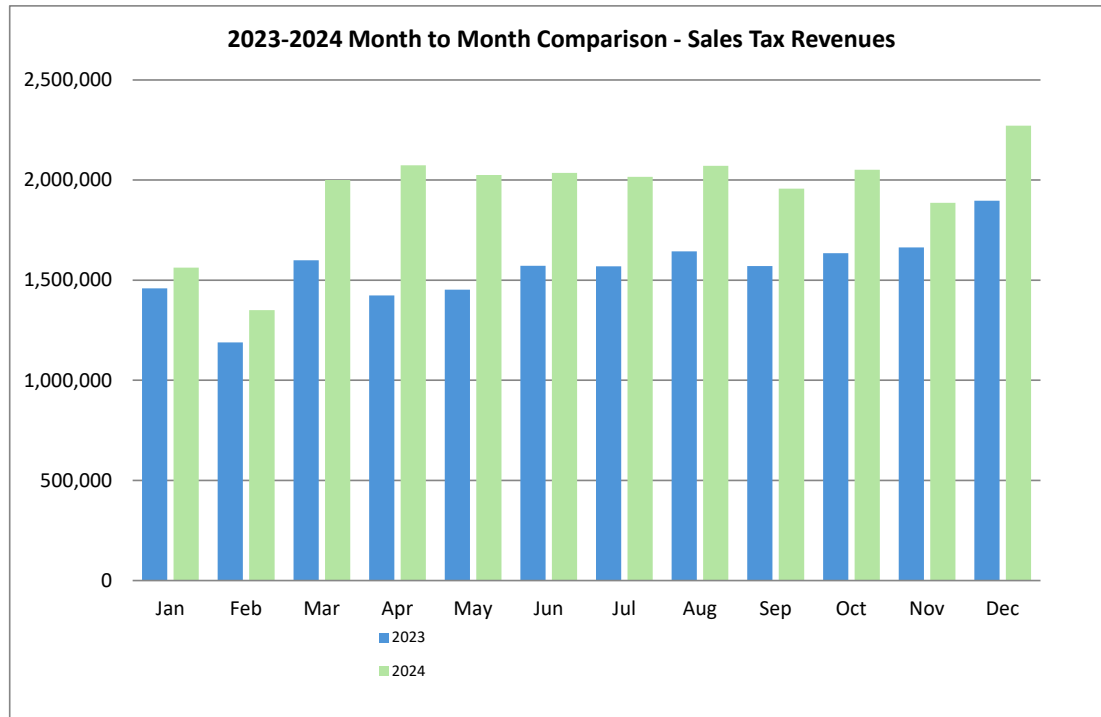
Sales Tax Analysis and Comparison 2024

Item #2.

<u>Month/Year</u>	<u>Sales Tax Collected*</u>	<u>Motor Vehicle Sales Tax Collected*</u>	<u>Total Sales Taxes Collected*</u>
Jan-23	1,253,344	206,448	1,459,793
Feb-23	1,031,160	158,696	1,189,856
Mar-23	1,371,163	228,725	1,599,889
Apr-23	1,207,378	216,749	1,424,127
May-23	1,221,469	231,435	1,452,904
Jun-23	1,357,563	214,427	1,571,991
Jul-23	1,367,884	201,692	1,569,576
Aug-23	1,378,748	265,284	1,644,032
Sep-23	1,406,057	164,870	1,570,927
Oct-23	1,380,649	254,030	1,634,679
Nov-23	1,503,878	159,736	1,663,613
Dec-23	1,706,666	189,961	1,896,626
2023 Total	16,185,959	2,492,054	18,678,013

Jan-24	1,323,032	240,170	1,563,202
Feb-24	1,189,197	161,549	1,350,746
Mar-24	1,810,728	189,273	2,000,001
Apr-24	1,897,922	175,763	2,073,685
May-24	1,815,121	210,407	2,025,528
Jun-24	1,828,207	207,361	2,035,568
Jul-24	1,803,095	213,218	2,016,313
Aug-24	1,805,835	266,106	2,071,941
Sep-24	1,738,869	218,022	1,956,891
Oct-24	1,770,171	281,694	2,051,866
Nov-24	1,710,753	175,437	1,886,190
Dec-24	2,040,514	231,014	2,271,528
2024 Total	20,733,444	2,570,015	23,303,459

Jan - Dec 2023	16,185,959	2,492,054	18,678,013
Jan - Dec 2024	20,733,444	2,570,015	23,303,459
% Increase (Decrease)	28.10%	3.13%	24.76%



* Amounts shown reflect different reporting periods for various entities.



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Item #3.

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: February 19, 2025

SUBJECT: Resolution 2025-05, Updating the Town of Johnstown Strategic Plan

ATTACHMENTS: 1. Resolution No. 2025-05
2. Strategic Plan

PRESENTED BY: Mitzi McCoy, Deputy Town Manager

AGENDA ITEM DESCRIPTION:

Attached for your review and consideration is Resolution 2025-05, Updating the Town of Johnstown Strategic Plan. The purpose of this resolution is to create an official record of the adoption of the Town of Johnstown Strategic Plan and maintain consistency with our policies. The plan was previously adopted by the Town Council at the Town Council Meeting on January 3, 2024.

Updates to the plan include the following:

- Message from Mayor – page 3
- Photos
- Timing and Impact – pages 14 – 17

Previous Plan	Updated Plan
Identify and develop a consistent brand for the Town.	Explore the development of new brand for the Town
Strengthen election process through development and implementation of processes and software.	Conduct a comprehensive review of the election process, forms, and technology and ensure compliance with standards and best practices.
Develop and implement recruiting and retention strategies, increasing diversity, and succession planning.	Explore the creation of policy to encourage integration of recreational, historical, and permanent open space.
Promote community wide art initiatives.	Establish an Arts & Culture Committee to develop a comprehensive art plan and maintenance plan for public art.

The Community that Cares

Deleted Items	Notes
Dedicate resources to build and deploy a comprehensive fiber network that will serve the entire community.	This was eliminated from plan – study was completed about the same time that a new provider came into the area.
Implement the Town-wide wayfinding sign plan	This was eliminated as funding from the budget was reallocated.

New Items Added
Administer a Community Survey to gather feedback from residents.
Hire a grant writer to proactively seek grant funding opportunities.
Design a multifunctional senior/community center that meets the needs of the community.
Complete the Parish Alley project to deliver new utility services and drainage enhancements.
Replace Hwy 60 waterline east of Parish Avenue.
Construction of raw water line from Lonetree.
Expand treatment capacity at the Water Treatment Plant to accommodate the needs of current and future residents.
Construct a new Central Wastewater Treatment Plant to manage increased flows and ensure compliance with regulations.
Design and construct a roundabout at Colorado Blvd. and Roosevelt Parkway.
Construct a drainage pond in Country Acres.
Renovation and expansion of the existing police department facility.
Develop a long-range plan to building new Police Department facility.
Establish a traffic unit within the Police Department.
Update the Comprehensive Plan.
Improve walkability and easy access to neighborhood services.

STRATEGIC PLAN ALIGNMENT:

Organizational Excellence & Public Trust

- *Strengthen public trust and confidence*
- *Engage, inform and involve the community*
- *Be an employer of choice that attracts dedicated team members, passionate about Johnstown*
- Safe & Welcoming community
 - *Provide and maintain public safety services and awareness in our community*
 - *Partner in creating more community based, community service and action opportunities*
 - *Create arts and culture opportunities that connect the community*
 - *Grow an open, inclusive environment where all residents have the opportunity to flourish*
- Healthy & Resilient Economy
 - *Invest in the development of a vibrant and interconnected downtown*
 - *Drive projects and initiatives that promote Johnstown as a premier destination for business*

- *Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado*
- *Support the local labor market and work with partners to grow diverse employment opportunities*
- **Natural & Built Environment**
 - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*
 - *Expect and encourage community centered design*
 - *Support a broad range of housing options*
- **Quality Infrastructure & Facilities**
 - *Establish and maintain levels of service*
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities and equipment*

LEGAL ADVICE:

The Town Attorney provided the resolution presented for consideration.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution No. 2025-05 as part of the Consent Agenda.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2025-05**

**RESOLUTION ADOPTING AN UPDATED
TOWN OF JOHSTOWN STRATEGIC PLAN**

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 the governing body of the Town and is vested with authority to administer the affairs of the Town; and

WHEREAS, on January 3, 2024, by Resolution No. 2024-03, the Town Council adopted the Town of Johnstown Strategic Plan; and

WHEREAS, the Town of Johnstown Strategic Plan serves as a comprehensive roadmap to enable the Town to work toward the community’s goals, improve Town services and enhance the quality of life for the Town’s residents; and

WHEREAS, based on the accomplishment of a number of tasks in 2024, the Town Council desires to adopt an updated Town of Johnstown Strategic Plan; and

WHEREAS, the Town Council finds that this Resolution is in the best interests of the Town.

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

Section 1. The Town Council hereby adopts the Town of Johnstown Strategic Plan, attached hereto and incorporated herein by reference as Exhibit A, which shall supersede and replace the version of the Town of Johnstown Strategic Plan adopted by Resolution No. 2024-03.

Section 2. This Resolution shall be effective upon adoption.

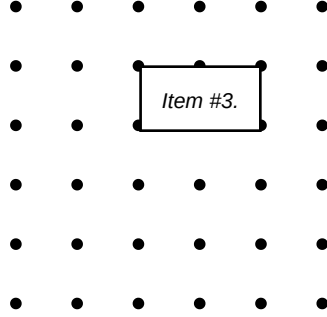
PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2025.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael Duncan, Mayor



TOWN OF JOHNSTOWN

STRATEGIC PLAN

2023 - 2032



UPDATED 1/2025

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MESSAGE FROM THE MAYOR



Two years into the implementation of our visionary ten-year Strategic Plan, I am thrilled to celebrate the incredible progress we've made toward shaping the future of Johnstown - a future built on the dreams and aspirations of every resident. This journey has been marked by collaboration, determination, and a deep respect for what makes our community special.

For those who see growth as an opportunity, our progress is a testament to what can be achieved when we embrace change with bold ambition. We've strengthened partnerships, developed innovative solutions, and made visible advances in our infrastructure, public safety, and community development. These milestones reflect our shared commitment to a thriving, vibrant Johnstown, one that attracts new opportunities while honoring the values that brought us together.

For those who approach growth with caution, we hear you. Protecting the essence of Johnstown - its small-town charm, tight-knit community, and treasured traditions - is central to every decision we make. Growth does not mean losing who we are; instead, it is about ensuring that Johnstown remains a place where families can flourish, seniors can thrive, and neighbors feel connected. Every step forward is taken thoughtfully, with a focus on balancing progress with preservation.

To every resident, whether you are energized by the possibilities of development or grounded in the desire to safeguard our roots, your voice matters. Thank you for your engagement, whether through community forums, project discussions, or simply sharing your perspectives. Your insights guide us, ensuring we stay true to the diverse needs and hopes of Johnstown.

As we move forward, let's continue to work together - united by a shared vision of a community that grows with purpose and integrity. Together, we are shaping a Johnstown that is not only bigger but better, for today and for generations to come.



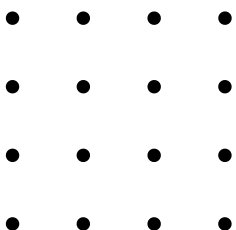
Creating Positive Outcomes

A well-executed strategic plan serves as a roadmap that enables us to work toward our goals, improve services, and enhance the quality of life for our constituents.



The purpose of a strategic plan:

- Create a Shared Vision Among Stakeholders Within Our Community and Organization: This consensus is critical for alignment and moving forward effectively.
- Increase Efficiency and Effectiveness: By setting clear goals and strategies, we can allocate resources more efficiently and achieve better outcomes.
- Ensure Common Goals: Engaging both internal and external stakeholders ensures that a wide range of perspectives and needs are considered, leading to a more comprehensive and robust plan.
- Identifies Improvement Opportunities: Strategic planning involves a thorough examination of current practices, identifying strengths and weaknesses, and uncovering opportunities for improvement. This data-driven approach helps us make informed decisions.
- Define Identity and Services: Through strategic planning, we can define our identity by clarifying our mission, vision, and values. We can also specify the services we intend to provide.
- Service Delivery: Determining how best to provide services is a critical aspect of strategic planning. This may involve evaluating different service delivery models, considering technology advancements, and optimizing resource allocation.



Mission

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



Vision

Johnstown will be/will be known for connecting community with opportunity.

Guiding Principles

Service Excellence

We put our community at the center of everything we do. We are dedicated to delivering the best outcomes for our community.

Teamwork

We have a “One-Town, One Team” approach that promotes collaboration.

Communication

We invite participation and exchange reliable information.

Integrity

We do the right thing and hold ourselves accountable.

Innovation

We foster creativity that challenges constraints and drives progress.



Strategic Pillars

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Organizational Excellence
& Public Trust



Safe & Welcoming
Community



Healthy & Resilient
Economy



Natural & Built
Environment



Quality Infrastructure &
Facilities



Organizational Excellence & Public Trust

We support and empower a team that builds public confidence through transparency, integrity, service innovation, and fiscal responsibility. Our team ensures our values are aligned with continuing to move the organization in a positive direction as we work together with the community.

Goal: Strengthen public trust and confidence

Strategies:

- Provide value to our customers by balancing efficiency and cost management with innovation and customer convenience.
- Seek out customer service enhancement opportunities.
- Maintain records management program that is compliant and sustainable.
- Maintain financial sustainability.
- Pursue and maintain accreditations and certifications.
- Strengthen election process through development and implementation of processes and software.

Goal: Engage, inform and involve the community.

Strategies:

- Increase positive engagement and interaction with members of the public.
- Identify and develop a consistent brand for the Town.
- Continue to develop and expand communication programming.
- Work to improve ease of use and accessibility of material.

Goal: Be an employer of choice that attracts dedicated team members, passionate about Johnstown.

Strategies:

- Invest in an organizational culture that values development, creative problem solving, and service.
- Improve organizational capabilities and effectiveness through leadership, professional development, organizational literacy, and employee engagement.
- Develop and implement recruiting strategies, increasing diversity, and succession planning.



Safe & Welcoming Community

The Town is committed to creating a safe, friendly, and connected experience for residents and visitors. We value the role that Johnstown's unique charm and character play in our community.

Goal: Provide and maintain public safety services and awareness in our community.

Strategies:

- Deliver the highest level of police services to ensure that residents feel safe and secure.
- Provide comprehensive municipal safety services.
- Collaborate with regional partners in response and education.
- Engage the community in safety preparedness.
- Develop resiliency plans and establish a local emergency management program for continuity of operations.

Goal: Partner in creating more community based, community service, and action opportunities.

Strategies:

- Provide volunteer resources to the community.
- Work with regional partners to develop or implement programming.
- Develop a needs study for community services such as arts, culture, recreation, and educational opportunities.

Goal: Create arts and culture opportunities that connect the community.

Strategies:

- Create community events.
- Promote community-wide art initiatives.
- Honor our agricultural heritage and work to celebrate Johnstown's history.

Goal: Grow an open, inclusive environment where all residents have the opportunity to flourish.

Strategies:

- Conduct an independent DEI study to identify growth areas.
- Implement DEI growth suggestions.
- Provide reasonable accommodations to non-english speaking residents.



Healthy & Resilient Economy

We are committed to a sustainable and growing business community, skilled workforce, and regional cooperation. Our healthy economy provides residents and visitors access to goods, services, and jobs.

Goal: Invest in the development of a vibrant and interconnected downtown.

Strategies:

- Create a visitor experience.
- Develop a Downtown Master Plan.
- Complete a financial improvement study for the the downtown to determine financing mechanisms that can support the vision of the downtown.
- Assist with the creation of an improvement district.
- Drive development to expand the downtown corridor.

Goal: Drive projects and initiatives that promote Johnstown as a premier destination for business.

Strategies:

- Maintain a strong business retention and expansion program.
- Develop a business attraction strategy that focuses on attracting quality employers to the area.
- Identify and drive future development areas that can provide opportunities for employment, flex, and industrial space.
- Develop and implement marketing strategies that encourage the best uses and users of activity areas including commercial and employment centers.

Goal: Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado.

Strategies:

- Partner with regional entities that support local development.
- Focus on economic development by maintaining partnerships with local, regional, and state partners.



Healthy & Resilient Economy

We are committed to a sustainable and growing business community, skilled workforce, and regional cooperation. Our healthy economy provides residents and visitors access to goods, services, and jobs.

Goal: Support the local labor market and work with partners to grow diverse employment opportunities.

Strategies:

- Cultivate partnerships with school districts and county agencies to develop a local talent force.
- Connect Johnstown employers with local talent force.
- Create strong partnerships with post-secondary institutions to create local learning opportunities.



Natural & Built Environment

We create amazing community spaces by balancing and blending Johnstown's agricultural heritage, natural environment, and innovative development.

Goal: Invest in, enhance, and conserve our parks, open spaces, agricultural areas, and natural environment.

Strategies:

- Acquire and dedicate land for open space and trails.
- Prioritize, expand, and maintain park and recreational amenities.
- Development of new parks and gathering spaces that serve the entire Johnstown community.
- Develop programs and partnerships that prioritize sustainability.

Goal: Expect and encourage community centered design.

Strategies:

- Create and maintain neighborhoods and activity centers with high standards of site and architectural design.
- Create a cohesive community through connectivity.
- Implement the Town-wide wayfinding sign plan.
- Guide growth in the community through appropriate annexation, zoning, planning, and land use development.

Goal: Support a broad range of housing options.

Strategies:

- Perform a housing needs study and create policy as necessary.
- Preserve, stabilize, and enhance all neighborhoods.
- Determine different funding methods for affordable and attainable housing.



Quality Infrastructure & Facilities

We provide essential services to the community by investing in, operating, and maintaining, quality facilities and infrastructure.

Goal: Establish and maintain levels of service.

Strategies:

- Perform a condition assessment of assets and infrastructure.
- Collaborate with Council to identify programs and desired level of service.
- Meet or exceed all State and Federal standards for water, sewer, and storm water.

Goal: Ensure future viability of infrastructure and facilities.

Strategies:

- Create, update, and administer infrastructure plans and studies that prioritize resiliency and stability.
- Dedicate resources to build and deploy a comprehensive fiber network that will serve the entire community.
- Expect high-quality infrastructure construction.

Goal: Repair and maintain existing infrastructure, facilities, and equipment.

Strategies:

- Develop and implement maintenance programs to improve and extend the life of existing public assets.
- Implement replacement programs.
- Improve accuracy of mapping system to assist with maintaining and replacing infrastructure.

Short-Term (Up to 3 Yrs)

					Action Items
					Explore the development of a new brand for the Town.
					Work to develop ease of use and accessibility of material.
					Conduct a comprehensive review of the election process, forms, and technology and ensure compliance with standards and best practices.
					Explore the creation of policy to encourage integration of recreational, historical, and permanent open space.
					Acquire and dedicate land for open space and trails.
					Prioritize, expand and maintain park and recreational amenities.
					Perform a Housing Needs Study and create policy as necessary.
					Determine different funding methods for affordable and attainable housing.
					Develop a Downtown Master Plan.
					Complete a financial improvement study for the downtown to determine financing mechanisms that can support the vision of downtown.
					Assist with the creation of a downtown improvement district.
					Work with regional partners to develop or implement programming.
					Develop a needs study for community services such as arts, culture, recreation and educational opportunities.
					Establish an Arts & Culture Committee to develop a comprehensive art plan and maintenance plan for public art.
					Conduct an independent DEI study to identify growth areas and implement suggestions.
					Administer a Community Survey to gather feedback from residents.
					Provide reasonable accommodations to non-english speaking residents.
					Perform a condition assessment of assets and infrastructure.
					Hire a grant writer to proactively seek grant funding opportunities.
					Improve accuracy of mapping system to assist with maintaining and replacing infrastructure.

Short-Term (Up to 3 Yrs)

Item #3.

					Action Items
					Design a multifunctional senior/community center that meets the needs of the community.
					Complete the Parish Alley project to deliver new utility services and drainage enhancements.
					Replace Hwy 60 waterline east of Parish Avenue.
					Construction of raw water line from Lonetree.
					Expand treatment capacity at the Water Treatment Plant to accommodate the needs of current and future residents.
					Construct a new Central Wastewater Treatment Plant to manage increased flows and ensure compliance with regulations.
					Design and construct a roundabout at Colorado Blvd. and Roosevelt Parkway.
					Construct a drainage pond in Country Acres.
					Development of new parks and gathering spaces that serve the entire Johnstown community.
					Renovation and expansion of the existing police department facility.
					Develop and implement maintenance programs to improve and extend the life of existing public assets.

Mid-Term (4 - 6 Yrs)

Item #3.

					Action Items
					Develop a business attraction strategy that focuses on attracting quality employers to the area.
					Identify and drive future development areas that can provide opportunities for employment, flex, and industrial space.
					Develop and implement marketing strategies that encourage the best uses and users of activity areas including commercial and industrial centers.
					Collaborate with regional partners in response and education.
					Provide volunteer resources to the community.
					Implement Replacement Programs.

Long-Term (7+ Yrs)

					Action Items
					Develop a long-range plan to building new Police Department facility.
					Create a cohesive community through connectivity.
					Create strong partnerships with post-secondary institutions to create local learning opportunities.
					Establish a traffic unit within the Police Department.
					Update the Comprehensive Plan.

Constant Focus

					Action Items
					Increase positive engagement and interaction with members of the public.
					Continue to develop and expand communication programming.
					Provide value to our customers by balancing efficiency and cost management with innovation and customer convenience.
					Seek out customer service enhancement opportunities.
					Develop and maintain a records management program that is compliant and sustainable.
					Maintain financial sustainability.
					Pursue and maintain accreditations and certifications.
					Invest in an organizational culture that values employee development, creative problem solving, and service.
					Improve organizational capabilities and effectiveness through leadership, professional development, organizational literacy, and employee engagement.
					Create and maintain neighborhoods and activity centers with high standards of site and architectural design.
					Guide growth in the community through appropriate annexation, zoning, planning and land use development.
					Preserve, stabilize, and enhance all neighborhoods.
					Create a visitor experience.
					Drive development to expand the downtown corridor.
					Maintain a strong business retention and expansion program.
					Partner with regional entities that support local development.
					Focus on economic development by maintaining partnerships with existing local, regional and state partners.
					Cultivate partnerships with school districts and county agencies to develop a local talent force.
					Connect Johnstown employers with local talent force.
					Deliver the highest level of police services to ensure residents feel safe and secure.
					Provide comprehensive municipal safety services.

Constant Focus

					Action
					Engage the community in safety preparedness.
					Create community events.
					Collaborate with Council to identify programs and desired levels of service.
					Honor our agricultural heritage and work to celebrate Johnstown's history.
					Meet or exceed all State and Federal standards for water, sewer, and storm water.
					Create, update, and administer infrastructure plans and studies that prioritize resilience and scalability.
					Expect high-quality infrastructure and construction.
					Develop resiliency plans and establish a local emergency management program for continuity of operations.
					Improve walkability and easy access to neighborhood services.
					Develop programs and partnerships that prioritize sustainability.



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Item #4.

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 19, 2025

SUBJECT: Public Hearing – Subdivision Case No. SUB23-0021 which includes a Preliminary Plat and Change of Zone for Waggoner Farm

ACTION PROPOSED:

1. Consideration of Ordinance 2025-265 Approving MU-NC Zoning for Waggoner Farms; and,
2. Consideration of Resolution 2025-06 Approving a Preliminary Plat for the Waggoner Farms Subdivision

ATTACHMENTS:

1. Planning & Zoning Commission Staff Report
2. Ordinance 2025-265 (Change of Zone)
3. Resolution 2025-06 (Preliminary Plat)
4. Vicinity Map
5. Zoning Map
6. Preliminary Plat
7. Concept Plan
8. Staff Presentation

PRESENTED BY: Jeremy Gleim, AICP, Planning and Development Director

EXECUTIVE DESCRIPTION

The applicant, MIC TDC Hwy 60 Johnstown, LLC, has submitted an application for a Change of Zone and Preliminary Plat for the property known as Waggoner Farm. A full analysis of the request, with conclusions and recommendations, is included in the Planning & Zoning Commission staff report dated September 25, 2024 (Attachment #1).

TOWN COUNCIL MEETING – NOVEMBER 4, 2024

This project was originally scheduled for public hearing on November 4, 2024. In preparation for that meeting, a public hearing notice was published in the Johnstown Breeze (October 24, 2024) and public hearing notices were mailed to all property owners within 800 feet of the project. At the applicant's request, the item was removed from that agenda and tabled for further consideration. Since the project was not continued to a specific hearing date, additional notices were published and distributed.

The Community that Cares

PLANNING & ZONING COMMISSION SUMMARY

On September 25, 2024, the Planning & Zoning Commission (Commission) convened a regular meeting and held a public hearing for this project. Staff presented the project to the Commission, which was followed by comments from the Applicant. The Commission Chair opened the public hearing and invited comments from the public. No members of the public spoke for or against the project.

After due consideration of the staff report, presentations, and discussion, a motion was made to recommend that the Town Council approve Subdivision Case No. SUB23-0021 for MU-NC zoning and a preliminary plat. The motion was approved unanimously on a 7/0 vote.

PUBLIC NOTICE

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, February 6, 2025. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environments
 - *Expect and encourage community-centered design.*

LEGAL ADVICE:

The Town Attorney prepared Ordinance 2025-265 and Resolution 2025-06 for this request.

FINANCIAL ADVICE:

NA

CONDITIONS OF APPROVAL:

The following Conditions of Approval are project specific, for the most part, and shall be implemented in the preparation of final platting and future development. The conditions that are not project specific are simply included as informational items due to time limitations and/or code requirements.

1. The applicant shall dedicate a quantity of water, as deemed necessary by the Town and/or Town's consultants, to satisfy irrigation demands for parkway and common area landscaping. These demands shall be memorialized in a Water and Sewer Service Agreement, which shall be approved by the Town Council in conjunction with the Final Plat.
2. Pursuant to Section 17-2-2(4)(b), an approved preliminary plat shall be effective for two (2) years. If a final plat is not submitted in that timeframe, the preliminary plat shall expire.
3. Lot 1 of the Preliminary Plat shall be reserved for residential development under its proposed design and layout. If commercial development is desired for Lot 1 in the future, the applicant/property owner shall re-plat said lot to conform with the lot size requirements for non-residential lots in the MU-NC zone (17-6-2(A)).
4. A 30-foot landscape buffer/setback shall be required along Colorado Boulevard, pursuant to the Town's adopted Transportation Plan and other technical studies for Colorado Boulevard.
5. No development shall occur on the property prior to approval of a Final Plat.

6. The concept plan which has been included in the submittal packet does not approve any specific land uses, site development plans, or anything else. The concept plan is for illustrative purposes only.
7. The existing 16-inch water transmission line that bisects the property shall be rerouted pursuant to the details shown on the preliminary plat or placed within a 30-foot easement if it is to remain in its current location.

RECOMMENDED ACTION: The Planning & Zoning Commission recommends that the Town Council approve: 1) Ordinance 2025-265, to establish MU-NC zoning; and, 2) Resolution 2025-06 for a Preliminary Subdivision Plat for Subdivision Case No. SUB23-0021 (Waggoner Farm). The ordinance and resolution must be voted on separately.

SUGGESTED MOTIONS:

ORDINANCE 2025-265

For Approval: I move to approve Ordinance No. 2025-265, approving MU-NC zoning for Subdivision Case No. SUB23-0021.

For Denial: I move to deny Ordinance No. 2025-265.

RESOLUTION 2025-06

For Approval: I move to approve Resolution No. 2025-06, approving the Preliminary Plat for Subdivision Case No. SUB23-0021.

For Denial: I move to deny Resolution No. 2025-06.

Reviewed and Approved for Presentation,



Town Manager



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

HEARING DATE: September 25, 2024

SUBJECT: Public Hearing – Subdivision Case No. SUB23-0021 which includes a Preliminary Plat and Change of Zone for Waggoner Farm

ACTION PROPOSED: Make a recommendation to the Town Council regarding Subdivision Case No. SUB23-0021

LOCATION: Northwest corner of Highway 60 and Weld County Road 13 (Colorado Boulevard). Parcel No. R4651286, 1061-01-0-00-009

APPLICANT: MIC TDC Hwy 60 Johnstown, LLC

ATTACHMENTS:

1. Vicinity Map
2. Preliminary Plat
3. Zoning Map
4. Preliminary Landscape Plan
5. Concept Plan
6. Staff Presentation

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

BACKGROUND & SUMMARY

The applicant, MIC TDC Hwy 60 Johnstown, LLC, submitted a Land Use application for a Change of Zone, Preliminary Plat, and Preliminary Development Plan in December of 2023. These applications were submitted for the property commonly referred to as Waggoner Farm, which is located at the northwest corner of Highway 60 and Weld County Road 13 (Colorado Boulevard). The legal description reads as follows: All that part of the Southeast $\frac{1}{4}$ of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, lying and being southeast of the lower or south and east bank of the canal of the Consolidated Home Supply Ditch and Reservoir Company in said Quarter Section, and south of the lateral ditch in said quarter section known as The Eberhart Lateral. The property measures approximately 17.44 acres.

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It should be noted that the application for Preliminary Development Plan, which was submitted with the application packet, is not relevant to this request and is not being considered with the application. Preliminary Development Plans (PDPs) are associated with Planned Development applications (PUD/PD). The applicant is requesting a Change of Zone from PUD-B to MU-NC (Mixed-Use Neighborhood Commercial). If approved, the subject property will be bound by the requirements set forth in the Town of Johnstown Land Use and Development Code (LUDC); therefore, a Preliminary Development Plan is not necessary or applicable to the current request.

Pursuant to Section 17-2-5(C)(2) of the LUDC, the applicant may present a preliminary sketch or Concept Plan for review by staff or the Planning and Zoning Commission and Town Council. This may be used to confirm interpretations, test basic concepts and standards, or review options for a proposed project. Review of the concept plan does not result in any inherent approvals but it provides an opportunity to receive feedback from staff, the Planning Commission, and elected officials. A concept plan has been developed and is included in the hearing packet as Attachment No. 5.

CHANGE OF ZONE

The subject property was annexed into the Town of Johnstown via Ordinance No. 2003-702, which was originally recorded by Weld County on December 15, 2003 (Reception No. 3135239), and re-recorded with corrections on October 18, 2006 (Reception No. 3428360). In conjunction with the adopted ordinance for annexation, Ordinance No. 2003-703 was also adopted for the purpose of establishing zoning for the subject property. The subject property was zoned PUD-B (Business) pursuant to the aforementioned ordinance, which was recorded by Weld County on December 15, 2003 (Reception No. 3135240).

SURROUNDING ZONING & LAND USE

North	R-1 (Residential)	• Corbett Glen Neighborhood • Johnstown Elwell Cemetery
East	PUD-R (Residential)	• Graded Subdivision (Purvis) • Existing Single-Family Homes
South	PUD-R	• Vacant Land • Clearview Neighborhood
West	PUD-R (Residential) R-1 (Residential)	• Corbett Glen • Existing Single-Family Home

Pursuant to the Future Land Use map in the Town of Johnstown Comprehensive Plan (Comp Plan), this land is located in a Medium Density/Intensity land use area. As described in the Comp Plan, MDI areas will generally be characterized by a more balanced, and wider-ranging mix of land uses

– incorporating walk-up apartment buildings, townhomes, small lot attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational centers. Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. MDI areas should have attractive streetscape along major corridors and walkable, pedestrian scale commercial areas that connect to adjacent neighborhoods. The density range for MDI areas is 5 – 16 dwelling units per acre.

LAND USE HISTORY

Historically, this land has been used for agriculture and there are a number of structures in the northeast corner of the property.

REQUEST

The applicant is requesting to change the current zoning on the property to a new zoning designation of MU-NC (Mixed-Use Neighborhood Commercial). In 2023, the Town adopted an updated Land Use & Development Code (LUDC), which included significant updates to neighborhood, residential, and non-residential design standards. Changing the zone to MU-NC will provide the opportunity to use the updated LUDC as the regulatory development code.

MU-NC Zoning Designation

Pursuant to Section 17-4-1 of the LUDC, the MU-NC District provides for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas. It may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively, if automobile oriented, the impacts of access and operations on adjacent areas are limited and mitigated by the small-scale format and lower intensity of the uses. The general application of this zoning designation is within Activity Centers or commercial areas in the Moderate Intensity Area.

The MU-NC zone allows for a wide range of uses, including residential, retail, office, lodging, food & beverage, and civic uses, amongst many others. The full list of permitted and conditionally permitted uses is provided in Table 4-2 of the LUDC. Given the underlying land use designation of Medium Density/Intensity, the MU-NC zoning designation is appropriate for this location.

PRELIMINARY PLAT

A preliminary plat was submitted as part of the application packet. Pursuant to Section 17-2-2(D) of the LUDC, any subdivision not eligible as a minor plat is a major subdivision that shall require approval of a preliminary plat and a final plat. In accordance with Section 17-2-2(D)(4), the Town Council's ultimate approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat. An approved preliminary plat shall be effective for two years. If a final plat is not submitted in that timeframe, the preliminary plat shall expire.

The preliminary plat proposes to subdivide the property into eight (8) lots, two (2) tracts, and right-of-way. Lot 1 is the largest of the proposed lots at 290,407 square feet (6.6 acres). This lot comprises most of the north half of the property and is planned for residential multi-family development. This could be a viable location for an affordable housing project. Lots 2 – 8 are slated for commercial development and range in size from 27,085 square feet to 62,124 square feet (0.6 acres to 1.4 acres). The two tracts are being created for open space, drainage, utility, access, and irrigation easements. Right-of-way for the project measures 58,415 square feet (1.3 acres).

The lots slated for commercial development (Lots 2 – 8) are oriented on the south and east portions of the lot, which are positioned along Highway 60 and Colorado Boulevard, respectively. There are two access point which will serve the project site, one on Highway 60 and one on Colorado Boulevard; neither access point will be signalized.

Access and Circulation

The access point along Highway 60 will be a 3/4 movement, meaning that vehicular traffic will be able to make right turns into the project, right turns out of the project back onto the highway, and left turns into the project while traveling east on the highway. This access point is located approximately 1,100 feet west of the Highway 60/Colorado Boulevard intersection.

The access point along Colorado Boulevard is not restricted to a 3/4 movement, meaning drivers will be able to turn left and right, into and out of the project site. This may be revised in the future if traffic patterns and/or volumes constitute the need to restrict movements for safety purposes. This access point is located approximately 575 feet north of the Highway 60/Colorado Boulevard intersection.

Internal circulation is proposed as a private driveway that traverses the site, generally speaking, on an east-west alignment. This private drive connects to both access points described above. The internal circulation is housed in an access easement that will be maintained by the HOA in perpetuity. The private drives provide access to each of the proposed lots.

Lot Design and Layout

The preliminary plat proposes the creation of eight (8) developable lots. The table below provides information regarding the size and intention of each lot:

	Size (Square Feet)	Size (Acres)	Intended Use
Lot 1	290,407	6.7	Multi-Family Residential
Lot 2	60,510	1.4	Commercial
Lot 3	27,085	0.6	Commercial
Lot 4	37,186	0.9	Commercial
Lot 5	42,284	1.0	Commercial

Lot 6	47,617	1.1	Commercial
Lot 7	51,791	1.2	Commercial
Lot 8	62,124	1.4	Commercial
LOT TOTALS	619,004	14.2	

Table 6-1 of the LUDC prescribes non-residential lot and building standards for the MU-NC zone (image below). As shown, lot sizes are prescribed between 2,000 and 40,000 square feet with 80% maximum lot coverage. These standards assume a development pattern wherein lots are arranged around a shared or common parking area. These standards do not lend so well to projects that are developed on a lot-by-lot basis wherein parking is included within the bounds of individual lots.

Table 6-1: Non-residential Lot & Building Standards							
Zoning District	Minimum Lot Standards		Minimum Setbacks [5]				Building Height (max)
	Area	Lot Coverage (max.)	Front [1]	Interior Side [2]	Corner Side	Rear [3]	
MU-NC	2K – 40K s.f.	80%	10' – 25'	5'	20'	10'	40' / 3 stories

Although some of the proposed commercial lots exceed the 40,000 square foot maximum size, it should be noted that when landscape buffers, utility and access easements, and setbacks are considered, none of the lots exceed the 40,000 square foot threshold. This is an important distinction, because the threshold exists to promote pedestrian-scale development that serves neighborhood functions. This is not intended to be a destination/regional commercial center; rather, it is intended to provide everyday services that will support nearby residents and community members.

Pursuant to Table 5-1 in the LUDC, residential lots for large lot/large complex apartments require a minimum lot size of 30,000 square feet, with no upper limit. Therefore, Lot 1 complies with this standard, provided it remains as a lot for large complex apartment development. If this lot becomes the subject for commercial development, rather than residential development, it shall be re-platted to conform with the standards listed above.

Landscaping Buffers

Landscape buffers are proposed along the public streets. In partnership with the Colorado Department of Transportation (CDOT), in February of 2023 the Colorado Highway 60 System Feasibility Study (Study) was published to investigate Highway 60 between Interstate 25 and Weld County Road 19. Although this section of roadway is in the Town of Johnstown, CDOT has jurisdiction over its development. Street sections for Highway 60 were included in the Study and are being used to evaluate new proposals.

The updated street section for the westbound half-width of Highway 60, between High Plains Blvd. and Telep Ave. depicts two through lanes, a five (5) foot wide bike lane, and a 12-foot right turn/acceleration lane. A 10-foot landscape area is positioned between the pavement and a 10-foot-wide sidewalk. Since the Study was focused on roadway functionality, and not aesthetics, a review of the Town's adopted Transportation Master Plan (TMP) is required to understand any landscape buffers associated with this segment of roadway. Pursuant to the exhibit on page 33 of said TMP, labeled *Four-Lane Divided: I-25 to Telep Ave*, the landscape buffer is not specified numerically and simply indicates that it will vary. The typical major arterial street section in the TMP specifies a 30-foot landscape buffer beyond the right-of-way.

Regarding the typical street section for this segment of roadway, as shown in the Study, it was determined that it would be safer to remove the on-street bike lane in favor of an off-street facility that could accommodate all forms of pedestrian movement. Therefore, with the removal of the five (5) foot wide on-street bike lane, an additional four feet is being added to the required 10-foot-wide sidewalk, resulting in a 14-foot-wide concrete path for pedestrian travel.

The applicant is proposing landscape buffers along Highway 60 that vary from 20 – 30 feet in width. At the western extent of the project along Highway 60, where the 20-foot buffer is proposed, there would still be approximately 45 feet of landscaping between the edge of street pavement and any lot development. This complies with the standards set forth in the Study, the TMP, and the LUDC.

Pursuant to the TMP, Colorado Blvd. is listed as a Regionally Significant Major Arterial; however, due to existing constraints north of the subject property, alternative street design standards were created specifically for the segment of roadway adjacent to the subject property. Pursuant to the revised standards, a 30-foot landscape buffer is required along this length of roadway. The preliminary plat depicts a varying buffer of 20 – 30 feet. In order to comply with adopted standards, a 30-foot landscape buffer shall be required across this entire frontage.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding this project was held on August 13, 2024, at the Senior Center in downtown Johnstown. Notices advertising this meeting were mailed to all property owners within 800 feet of the project site. The meeting was well attended, with 30 – 40 attendees. The applicant provided an overview of the project and then opened for discussion. A number of questions were asked, and a couple issues of concern were raised; they are summarized as follows:

Questions:

1. *Widening of Colorado Boulevard*
2. *The type of housing product being considered*
3. *Pedestrian crossing across Highway 60*
4. *Internal access connecting to property immediately west of the project site*

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5. *HOA maintenance of common areas*
6. *Right-of-way dedications*
7. *Design guidelines*
8. *Re-routing of the ditch*
9. *Water use/dedication*
10. *Car washes and water waste*
11. *Timing of the project*
12. *Size of the buildings that would be developed*

Concerns:

1. *Vacancy/occupancy concerns given existing available commercial space*
2. *Visibility when exiting the project onto Colorado Boulevard*

The applicant responded to all questions and concerns and spoke with interested parties after the conclusion of the meeting. Staff has received one inquiry about the project since the neighborhood meeting. The inquiry came from the property owners to the immediate west of the subject property regarding shared access/circulation. Staff provided contact information to all parties so that they could schedule time to discuss options. It should be noted, staff is not opposed to a shared access point between the two properties, specifically to reduce access points along Highway 60; however, it is not required that the two property owners coordinate a shared access point.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, September 12, 2024. 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. This notice included a map of the proposed project.

COMPREHENSIVE PLAN ALIGNMENT:

- Goal L1 – Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.
- Goal W2 – Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

FINDINGS OF FACT

Findings of fact for the Change of Zone and Preliminary Plat are listed separately below.

Change of Zone

Pursuant to Section 17-2-3(B) of the LUDC, the review, recommendations, and decisions for a proposed rezone shall be based on the following criteria.

1. The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of those purposes it furthers, because; the proposed rezone would eliminate the current PUD zoning on the property in favor of MU-NC zoning, which is fully regulated and governed by the adopted Land Use and Development Code. Additionally, this Change of Zone would better integrate with the Town's Comprehensive Plan and provide the regulatory framework to help execute the visions set forth therein.

2. The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan, because; any development on the property would be subject to, and regulated by, the adopted Land Use and Development Code (LUDC). The LUDC was drafted and adopted subsequent to the update of the Town's Comprehensive Plan (Comp Plan) as a tool to implement said Comp Plan.

3. The change is consistent with the intent of the proposed zoning district, specifically considering:

a. the design of streets, civic spaces and other open space, because; the applicant shall be required to dedicate and construct right-of-way improvements that will benefit the public street network.

b. the pattern, scale, and format of buildings and sites, because; the plat has been designed to accommodate neighborhood businesses and not destination retail/commercial users.

c. the compatibility and transition with other complementary uses and development in the vicinity, because; MU-NC zoning is intended to serve neighborhood functions in a pedestrian-scale format. As proposed, this project is designed for neighborhood scale users which would provide services to the immediate and surrounding neighborhoods. MU-NC uses are intentionally limited to integrate with neighborhood development.

4. The change is necessary for at least one of the following reasons:

a. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest, because; the Johnstown Area Comprehensive Plan and the Land Use and Development Code have been updated since this property was initially zoned, and the change to MU-NC zoning will help implement the goals and strategies set forth within said documents.

b. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning, because; the current Johnstown

Area Comprehensive Plan was not adopted at the time of initial zoning, nor was the current Land Use and Development Code. These two documents provide visioning and implementation regulations which are much more developed than the current zoning of the property.

5. The Town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district, because; the project was referred to responsible agencies and no comments were received stating that services could not be provided. The applicant and/or developer shall be required to dedicate the applicable water shares necessary to support development.

6. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community, because; the proposed rezone will help promote and implement the goals and strategies in the Johnstown Area Comprehensive Plan.

7. If owner-initiated, at least two-thirds of the subject property owners within the change of zone boundary have signed the application. This Change of Zone application meets the eligibility criteria for review.

8. If owner-initiated, the subject property has not been included in a rezone action in the prior 12 months, with the exception of property in the H-A zoning district which was established concurrent with annexation. This property has not been included in a rezone action in the prior 12 months.

9. The recommendations of any professional staff and advisory review bodies have been considered. This application has been reviewed by professional staff and advisory review bodies.

Preliminary Plat

Pursuant to Section 17-2-2(D)(2), 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, because; it has been reviewed pursuant to adopted plans and policies and has been found to meet the requirements of the Johnstown Area Comprehensive Plan and the adopted Land Use and Development Code.

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. There are no known geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land that will be negatively affected by the preliminary plat.

c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property, because; the project has been reviewed for consistency with the Town's adopted plans and policies. Additionally, the applicant is proposing an internal drive stub to the property immediately west of the project site, which could aid in circulation for that property when it develops.

d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district, because; the preliminary plat application was submitted with a concurrent change of zone application, and the proposed preliminary plat was designed for adherence with the MU-NC zoning designation.

e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements, because; the applicant has submitted public and private construction drawings which demonstrate the feasibility of being able to meet the improvement requirements.

f. 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. No phasing is proposed with this preliminary plat application.

g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments, because; the project has been review and commented on by professional staff engineers and planners, as well as the Town's consulting engineers.

h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area, because; the applicant is coordinating with the Town on public infrastructure improvements as part of this application.

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 positive recommendations. The applicant has responded to all comments in a manner that results in a positive recommendation for this preliminary plat.

RECOMMENDED ACTION: Pursuant to the content in the staff report, including the Findings of Fact presented above, staff is recommending **APPROVAL** of the request for Change of Zone and Preliminary Platting associated with Subdivision Case No. SUB23-0021. There are two actions associated with this project and each one must be voted on separately. The first is the consideration of the Change of Zone, and the second is the consideration of the Preliminary Plat.

SUGGESTED MOTIONS:

CHANGE OF ZONE

For Approval: I move that the Planning and Zoning Commission recommend that the Town Council **APPROVE** of a change of zone for the subject property from PUD-B to Mixed-Use Neighborhood Commercial - MU-NC

For Denial: I move that the Planning and Zoning Commission recommend that the Town Council deny the change of zone pursuant to the following finding(s)...

PRELIMINARY PLAT

For Approval: I move that the Planning and Zoning Commission recommend that the Town Council **APPROVE** the preliminary plat for Subdivision Case No. SUB23-0021

For Denial: I move that the Planning and Zoning Commission recommend that the Town Council deny the preliminary plat for Subdivision Case No. SUB23-0021 pursuant to the following finding(s)...

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-265

**ORDINANCE APPROVING A CHANGE OF ZONE FOR PROPERTY
 KNOWN AS WAGGONER FARM, SITUATED IN THE SOUTHEAST
 QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF
 THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE
 OF COLORADO, CONSISTING OF APPROXIMATELY 17.444 ACRES,
 FROM PLANNED UNIT DEVELOPMENT-BUSINESS (PUD-B) TO
 MIXED USE-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, MIC TDC Hwy 60 Johnstown, LLC, a Colorado limited liability company (“Owner”), applied to rezone the property known as Waggoner Farm, situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 17.444 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Planned Unit Development – Business (PUD-B) to Mixed Use – Neighborhood Commercial (MU-NC); and

WHEREAS, on September 25, 2024, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of Mixed Use – Neighborhood Commercial (MU-NC) zoning for the Property; and

WHEREAS, on February 19, 2025, 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 Mixed Use – Neighborhood Commercial (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 shall hereby and hereinafter be designated as Mixed Use – Neighborhood Commercial (MU-NC).
2. All other Ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed. To the extent an outline development plan was previously approved for the Property in connection with the annexation of the Property and the initial zoning of the Property, the Property shall no longer be subject to such outline development plan.

3. 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.
4. 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 _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A PROPERTY DESCRIPTION

COMMENCING at the Southeast Corner of said Section 1, and assuming the south line of said Southeast Quarter as bearing South 89°22'43" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,652.47 feet monumented by a #6 rebar with a 2" aluminum cap stamped LS 23500 at the Southeast Corner of Section 1 and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the South Quarter Corner of Section 1, and with all other bearings contained herein relative thereto;

THENCE North 05°50'52" West, along the east line of said Southeast Quarter, a distance of 23.80 feet to the northeast corner of that parcel described in Right-of-Way Deed recorded May 3, 1957, in Book 1477 at Page 20, as reception No. 1253790 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE along the north lines of Right-of-Way parcels, Reception No. 1253788, Reception No. 1253789 and Reception No. 1253790 the following two courses;

THENCE South 89°43'16" West, a distance of 165.09 feet;

THENCE South 89°42'13" West a distance of 1,152.60 feet to a 1/2 " rebar with a 2" aluminum cap;

THENCE North 03°45'01" East, along an existing fence line, a distance of 387.19 feet to the centerline of the concrete irrigation canal of the Home Supply Ditch;

THENCE along the centerline of said Home Supply Ditch the following 13 courses;

THENCE North 27°55'00" East a distance of 98.10 feet;

THENCE North 33°55'52" East a distance of 73.03 feet;

THENCE North 46°52'30" East a distance of 47.66 feet;

THENCE North 60°59'36" East a distance of 22.85 feet;

THENCE North 77°48'56" East a distance of 156.81 feet;

THENCE North 79°39'59" East a distance of 84.00 feet;

THENCE North 87°54'42" East a distance of 44.57 feet;

THENCE South 86°04'26" East a distance of 306.85 feet;

THENCE North 88°52'57" East a distance of 52.70 feet;

THENCE North 82°05'53" East a distance of 50.11 feet;

THENCE North 80°27'37" East a distance of 40.02 feet;

THENCE North 73°56'16" East a distance of 42.04 feet;

THENCE North 64°47'00" East a distance of 62.02 feet;

THENCE South 72°42'18" East, departing said centerline, a distance of 187.87 feet to a #3 rebar;

THENCE South 67°15'47" East a distance of 96.96 feet to the east line of said Southeast Quarter;

THENCE South 05°50'52" East, along said east line, a distance of 561.52 feet to the north line of Reception No. 1253790, and the POINT OF BEGINNING.

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2025-06**

**RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
WAGGONER FARM, SITUATED IN THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO,
CONSISTING OF APPROXIMATELY 17.444 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, MIC TDC Hwy 60 Johnstown, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a Preliminary Plat for Waggoner Farm, situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 17.444 acres; and

WHEREAS, on September 25, 2024, the Planning and Zoning Commission held a hearing, reviewed the request, and recommended that the Town Council approve the Preliminary Plat; and

WHEREAS, on February 19, 2025, the Town Council held a public hearing concerning approval of the Preliminary Plat and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file and conducting such hearing, found that the Preliminary Plat for Waggoner Farm is consistent with the Town’s Comprehensive Plan and meets the requirements contained in the Johnstown Municipal Code and the Town’s regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Preliminary Plat for Waggoner Farm.

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

Section 1. Preliminary Plat Approval: The Preliminary Plat for Waggoner Farm, situated in the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 17.444 acres, more particularly described on Exhibit A attached hereto and incorporated herein by reference, is hereby approved.

Section 2. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary Plat and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____day of February, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A PROPERTY DESCRIPTION

COMMENCING at the Southeast Corner of said Section 1, and assuming the south line of said Southeast Quarter as bearing South 89°22'43" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,652.47 feet monumented by a #6 rebar with a 2" aluminum cap stamped LS 23500 at the Southeast Corner of Section 1 and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the South Quarter Corner of Section 1, and with all other bearings contained herein relative thereto;

THENCE North 05°50'52" West, along the east line of said Southeast Quarter, a distance of 23.80 feet to the northeast corner of that parcel described in Right-of-Way Deed recorded May 3, 1957, in Book 1477 at Page 20, as reception No. 1253790 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

THENCE along the north lines of Right-of-Way parcels, Reception No. 1253788, Reception No. 1253789 and Reception No. 1253790 the following two courses;

THENCE South 89°43'16" West, a distance of 165.09 feet;

THENCE South 89°42'13" West a distance of 1,152.60 feet to a 1/2 " rebar with a 2" aluminum cap;

THENCE North 03°45'01" East, along an existing fence line, a distance of 387.19 feet to the centerline of the concrete irrigation canal of the Home Supply Ditch;

THENCE along the centerline of said Home Supply Ditch the following 13 courses;

THENCE North 27°55'00" East a distance of 98.10 feet;

THENCE North 33°55'52" East a distance of 73.03 feet;

THENCE North 46°52'30" East a distance of 47.66 feet;

THENCE North 60°59'36" East a distance of 22.85 feet;

THENCE North 77°48'56" East a distance of 156.81 feet;

THENCE North 79°39'59" East a distance of 84.00 feet;

THENCE North 87°54'42" East a distance of 44.57 feet;

THENCE South 86°04'26" East a distance of 306.85 feet;

THENCE North 88°52'57" East a distance of 52.70 feet;

THENCE North 82°05'53" East a distance of 50.11 feet;

THENCE North 80°27'37" East a distance of 40.02 feet;

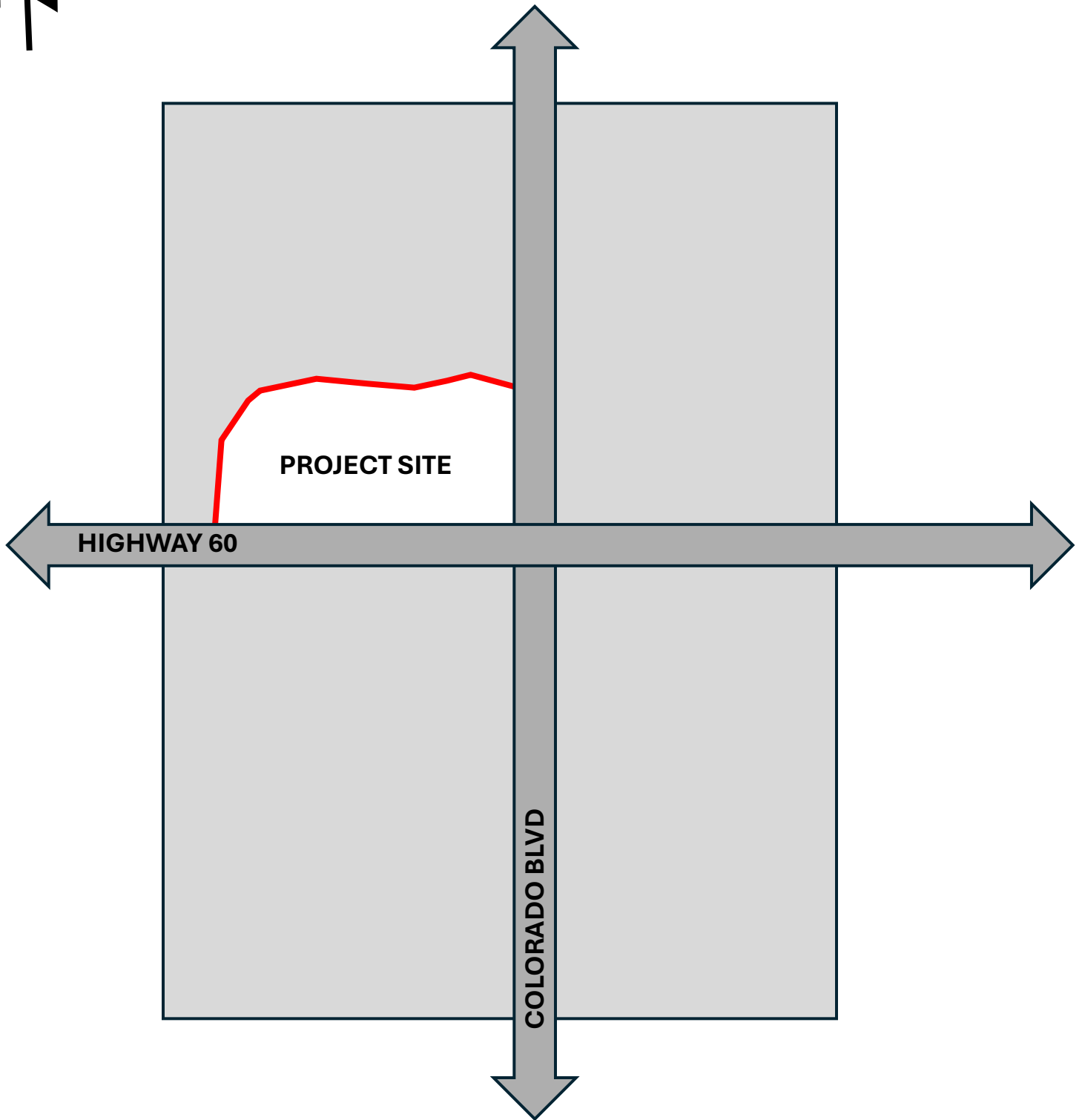
THENCE North 73°56'16" East a distance of 42.04 feet;

THENCE North 64°47'00" East a distance of 62.02 feet;

THENCE South 72°42'18" East, departing said centerline, a distance of 187.87 feet to a #3 rebar;

THENCE South 67°15'47" East a distance of 96.96 feet to the east line of said Southeast Quarter;

THENCE South 05°50'52" East, along said east line, a distance of 561.52 feet to the north line of Reception No. 1253790, and the POINT OF BEGINNING.



VICINITY MAP

WAGGONER FARM ZONING MAP

TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

17.444 Acres

PARCEL DESCRIPTION

All that part of the Southeast 1/4 of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, lying and being southeast of the lower or south and east bank of the canal of the Consolidated Home Supply Ditch and Reservoir Company in said Quarter Section, and south of the lateral ditch in said quarter section known as The Eberhart Lateral.

EXCEPTING therefrom that parcel as conveyed in Warranty Deed recorded January 5, 1911 in Book 337 at Page 409, as Reception Number 162565 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 16, as Reception Number 1253788 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 18, as Reception Number 1253789 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 20, as Reception Number 1253790 of the records of the Weld County Clerk and Recorder.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

and being more particularly described as follows, to wit:

COMMENCING at the Southeast Corner of said Section 1, and assuming the south line of said Southeast Quarter as bearing South 89°22'43" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,652.47 feet monumented by a #6 rebar with a 2" aluminum cap stamped LS 23500 at the Southeast Corner of Section 1 and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the South Quarter Corner of Section 1, and with all other bearings contained herein relative thereto;

THENCE North 05°50'52" West, along the east line of said Southeast Quarter, a distance of 23.80 feet to the northeast corner of that parcel described in Right-of-Way Deed recorded May 3, 1957, in Book 1477 at Page 20, as reception No. 1253790 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;
THENCE along the north lines of Right-of-Way parcels, Reception No. 1253788, Reception No. 1253789 and Reception No. 1253790 the following two courses;
THENCE South 89°43'16" West, a distance of 165.09 feet;
THENCE South 89°42'13" West a distance of 1,152.60 feet to a 1/2 " rebar with a 2" aluminum cap;
THENCE North 03°45'01" East, along an existing fence line, a distance of 387.19 feet to the centerline of the concrete irrigation canal of the Home Supply Ditch;
THENCE along the centerline of said Home Supply Ditch the following 13 courses;
THENCE North 27°55'00" East a distance of 98.10 feet;
THENCE North 33°55'52" East a distance of 73.03 feet;
THENCE North 46°52'30" East a distance of 47.66 feet;
THENCE North 60°59'36" East a distance of 22.85 feet;
THENCE North 77°48'56" East a distance of 156.81 feet;
THENCE North 79°39'59" East a distance of 84.00 feet;
THENCE North 87°54'42" East a distance of 44.57 feet;
THENCE South 86°04'26" East a distance of 306.85 feet;
THENCE North 88°52'57" East a distance of 52.70 feet;
THENCE North 82°05'53" East a distance of 50.11 feet;
THENCE North 80°27'37" East a distance of 40.02 feet;
THENCE North 73°56'16" East a distance of 42.04 feet;
THENCE North 64°47'00" East a distance of 62.02 feet;
THENCE South 72°42'18" East, departing said centerline, a distance of 187.87 feet to a #3 rebar;
THENCE South 67°1547" East a distance of 96.96 feet to the east line of said Southeast Quarter;
THENCE South 05°50'52" East, along said east line, a distance of 561.52 feet to the north line of Reception No. 1253790, and the POINT OF BEGINNING.

Said described parcel of land contains 759,848 Square Feet or 17.444 Acres, more or less ().

OWNERS: MIC TDC Hwy 60 Johnstown, 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: _____.

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)

LIENHOLDERS - EQUITY BAN

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 WAGGONER FARM 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 Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89°22'43" West, a distance of 2,652.47 feet and with all other bearings contained herein relative thereto.

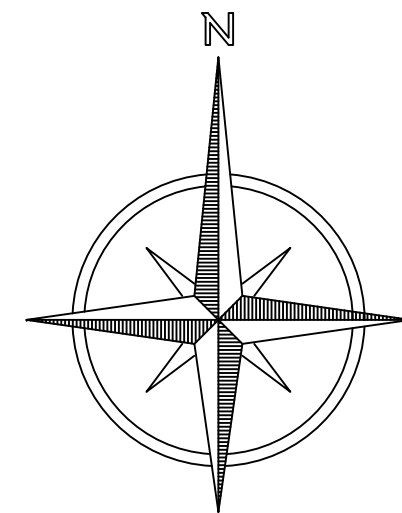
The lineal dimensions as contained herein are based upon the U.S. Survey Foot .

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0819500-414, Amendment No. 6, dated August 5, 2024, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Matthew A. _____, 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.



VICINITY MAP
SCALE: 1" = 1000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°50'52"W	23.80'
L2	N03°45'01"E	31.32'
L3	N27°55'00"E	98.10'
L4	N33°55'52"E	73.03'
L5	N46°52'30"E	47.66'
L6	N60°59'36"E	22.85'
L7	N79°39'59"E	84.00'
L8	N87°54'42"E	44.57'
L9	N88°52'57"E	52.70'
L10	N82°05'53"E	50.11'
L11	N80°27'37"E	40.02'
L12	N73°56'16"E	42.04'
L13	N64°47'00"E	62.02'
L14	N84°31'53"E	9.79'
L15	N01°02'06"E	4.52'
L16	N60°59'36"E	22.85'
L17	N46°52'30"E	47.66'
L18	N33°55'52"E	73.03'
L19	N27°55'17"E	97.98'
L20	N05°29'27"W	27.54'
L21	S89°38'13"W	33.30'
L22	S00°46'08"E	76.22'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N05°50'52"W	63.78'
L24	N89°04'59"E	18.29'
L25	N89°04'59"E	18.17'
L26	N00°03'47"E	27.00'
L27	S89°54'51"E	28.42'
L28	S89°57'56"E	18.91'
L29	N00°00'25"E	13.50'
L30	N89°59'35"W	13.93'
L31	S24°06'52"W	66.65'
L32	S27°55'17"W	95.84'
L33	S33°55'52"W	60.69'
L34	N58°38'42"W	42.31'
L35	N00°41'07"W	26.69'
L36	N89°56'05"W	31.27'
L37	S00°03'55"W	10.78'
L38	S89°56'05"E	45.37'
L39	S89°56'05"E	40.37'
L40	S89°56'05"E	5.00'
L41	S00°03'47"W	5.00'
L42	N89°55'30"W	86.46'
L43	N00°03'44"E	18.00'
L44	S89°56'05"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L45	S00°03'55"W	18.00'
L46	N00°03'55"E	27.52'
L47	N89°45'09"W	14.48'
L48	N00°14'51"E	20.00'
L49	S89°45'09"E	10.00'
L50	N00°14'51"E	19.24'
L51	S89°45'09"E	20.00'
L52	S00°14'51"W	15.71'
L53	S89°56'05"E	35.41'
L54	S89°56'05"E	20.40'
L55	N00°00'00"E	19.68'
L56	N90°00'00"E	20.00'
L57	N00°00'00"E	19.70'
L58	N44°39'21"E	59.62'
L59	S44°39'21"W	50.91'
L60	S67°09'21"W	64.78'
L61	N67°09'21"E	55.39'
L62	N00°21'32"W	3.09'
L63	N89°38'28"E	20.00'
L64	S00°21'32"E	16.46'

LEGEND

————	BOUNDARY LINE	■ ALIQUOT CORNER AS DESCRIBED
- - - - -	RIGHT OF WAY LINE	■ FOUND MONUMENT AS DESCRIBED
- - - - -	SECTION LINE	○ CALCULATED POSITION
————	CENTERLINE	● SET 24" OF #4 REBAR WITH PINK PLASTIC CAP LS 38844
- - - - -	LANDSCAPE BUFFER	◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242

PRELIMINARY

Matthew A. _____, On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2023313	PROJECT NAME: WAGGONER	REVISIONS:	DATE:
DATE: 8-21-2024	CLIENT: TDC DEVELOPMENT		
DRAWN BY: MAK	FILE NAME: 2023313ZONE		
CHECKED BY: SIP	SCALE: = N/A		

1

SHEET 1 OF 2

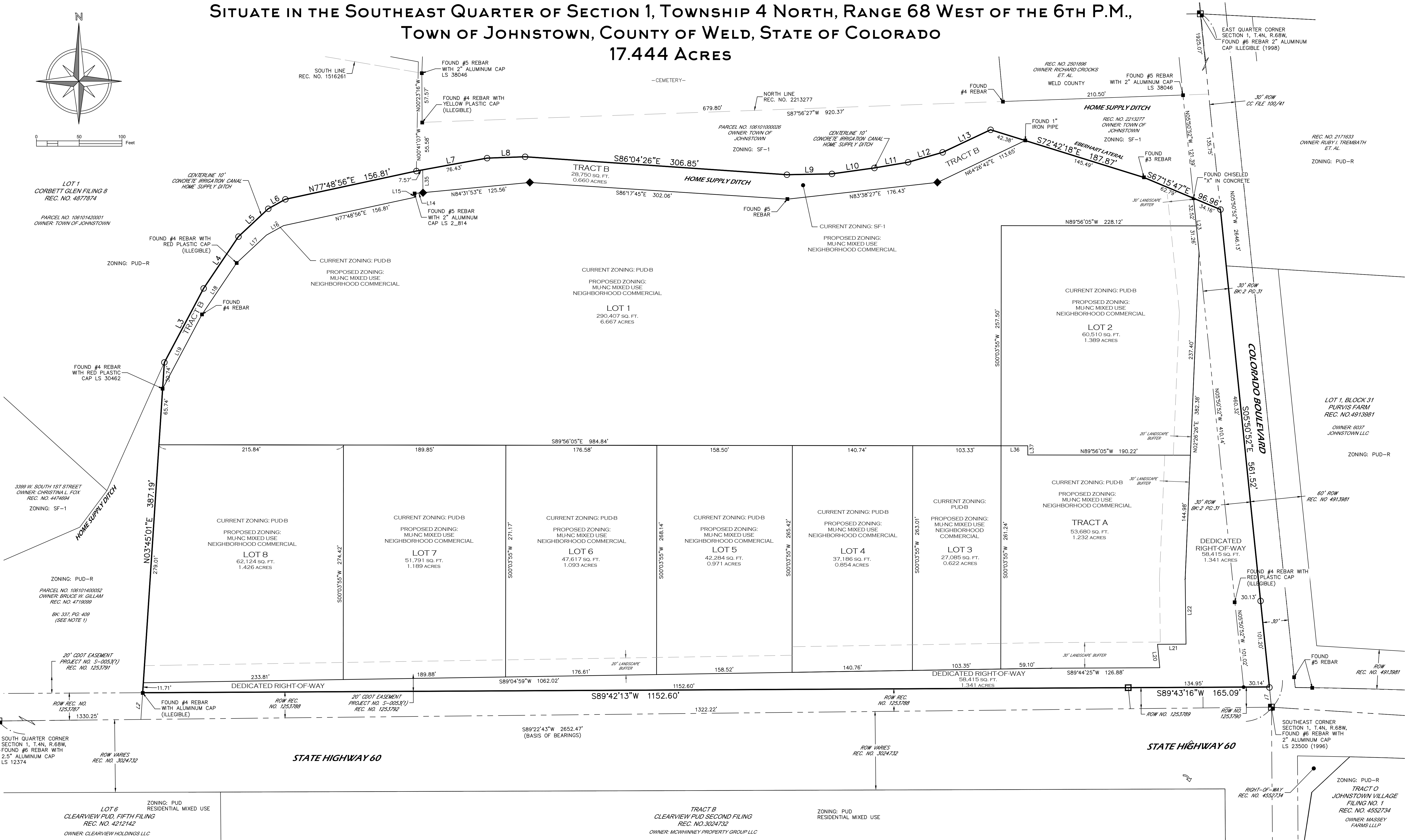
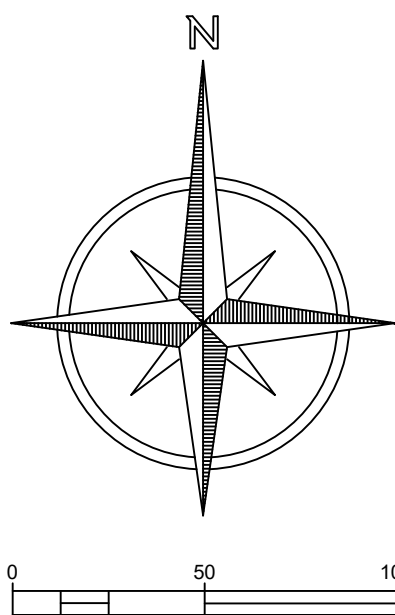
WAGGONER FARM ZONING MAP

TOWN OF JOHNSTOWN, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

17.444 ACRES



PRELIMINARY

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)

Matthew A. - ramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2023313	PROJECT NAME: WAGGONER	REVISIONS:	DATE:
DATE: 8-21-2024	CLIENT: TDC DEVELOPMENT		
DRAWN BY: MAK	FILE NAME: 2023313ZONE		
CHECKED BY: SIP	SCALE: 1" = 50'		

2

SHEET 2 OF 2

WAGGONER FARM

BEING A SUBDIVISION OF A PARCEL OF LAND

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEDICATION

NOW ALL MEN BY THESE PRESENTS that we, the undersigned being all the owners and lienholders of the following described property:

All that part of the Southeast 1/4 of Section 1, Township 4 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, lying and being southeast of the lower or south and east bank of the canal of the Consolidated Home Supply Ditch and Reservoir Company in said Quarter Section, and south of the lateral ditch in said quarter section known as The Eberhart Lateral.

EXCEPTING therefrom that parcel as conveyed in Warranty Deed recorded January 5, 1911 in Book 337 at Page 409, as Reception Number 162565 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 16, as Reception Number 1253788 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 18, as Reception Number 1253789 of the records of the Weld County Clerk and Recorder.

ALSO EXCEPTING therefrom, a parcel as conveyed in Deed recorded May 3, 1957 in Book 1477 at Page 20, as Reception Number 1253790 of the records of the Weld County Clerk and Recorder.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

TOGETHER WITH:

That parcel described in Bargain and Sale Deed recorded _____, 2024 as Reception Number _____ of the records of the Weld County Clerk and Recorder, Town of Johnstown, County of Weld, State of Colorado.

and being more particularly described as follows, to wit:

COMMENCING at the Southeast Corner of said Section 1, and assuming the south line of said Southeast Quarter as bearing South 89°22'43" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,652.47 feet monumented by a #6 rebar with a 2" aluminum cap stamped LS 23500 at the Southeast Corner of Section 1 and monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 12374 at the South Quarter Corner of Section 1, and with all other bearings contained herein relative thereto;

THENCE North 05°50'52" West, along the east line of said Southeast Quarter, a distance of 23.80 feet to the northeast corner of that parcel described in Right-of-Way Deed recorded May 3, 1957, in Book 1477 at Page 20, as reception No. 1253790 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;
THENCE along the north lines of Right-of-Way parcels, Reception No. 1253788, Reception No. 1253789 and Reception No. 1253790 the following two courses;
THENCE South 89°43'16" West, a distance of 165.09 feet;
THENCE South 89°42'13" West a distance of 1,152.60 feet to a 1/2" rebar with a 2" aluminum cap;
THENCE North 03°45'01" East, along an existing fence line, a distance of 387.19 feet to the centerline of the concrete irrigation canal of the Home Supply Ditch;
THENCE along the centerline of said Home Supply Ditch the following 13 courses;
THENCE North 27°55'00" East a distance of 98.10 feet;
THENCE North 33°55'52" East a distance of 73.03 feet;
THENCE North 46°52'30" East a distance of 47.66 feet;
THENCE North 60°59'36" East a distance of 22.85 feet;
THENCE North 77°48'56" East a distance of 156.81 feet;
THENCE North 79°39'59" East a distance of 84.00 feet;
THENCE North 87°54'42" East a distance of 44.57 feet;
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THENCE North 88°52'57" East a distance of 52.70 feet;
THENCE North 82°06'53" East a distance of 50.11 feet;
THENCE North 80°27'37" East a distance of 40.02 feet;
THENCE North 73°56'16" East a distance of 42.04 feet;
THENCE North 64°47'00" East a distance of 62.02 feet;
THENCE North 72°42'18" East, departing said centerline, a distance of 187.87 feet to a #3 rebar;
THENCE South 67°15'47" East a distance of 96.96 feet to the east line of said Southeast Quarter;
THENCE South 05°50'52" East, along said east line, a distance of 561.52 feet to the north line of Reception No. 1253790, and the POINT OF BEGINNING.

Said described parcel of land contains 759,848 Square Feet or 17.444 Acres, more or less ().

do hereby cause said land to be laid out and platted under the name of WAGGONER FARM, and do hereby dedicate to the public forever all public rights of way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners: MIC TDC Hwy 60 Johnstown, LLC, a Colorado Limited Liability Company.

Member - MIC TDC Hwy 60 Johnstown, LLC

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: _____.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 1, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89°22'43" West, a distance of 2,652.47 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the U.S. Survey Foot .

LIENHOLDERS - EQUITY BAN

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

This plat, to be known as WAGGONER FARM, 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 _____, 20____.

Mayor Attest:
Town Clerk

MAINTENANCE NOTE

Maintenance access shall 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 development agreement. Should the Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.

GENERAL OVERLOT DRAINAGE NOTE

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown 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 of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown 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 incurred by the Town will be assessed to the property owner.

DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08069C1405G revised January 15, 2021.

SURVEYOR'S NOTES

- The description of the parcel conveyed January 5, 1911 in Book 337 at Page 409 does not close or fit the geometry of the existing bounds. The description recorded May 26, 2021 as Reception Number 4719099 more accurately describes the existing parcel bounds and was used to establish and confirm the westerly boundary of the subject parcel.
- The 25.00' easement for the Home Supply Ditch, dedicated with this plat, is measured from the centerline of the concrete canal, which is coincident with the subdivision boundary. The south edge of this 25.00' easement is approximately 20.00 feet from the south edge of concrete for the canal.

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0819500-414, Amendment No. 6, dated August 5, 2024, as prepared by Heritage Title Company to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

NOTICE

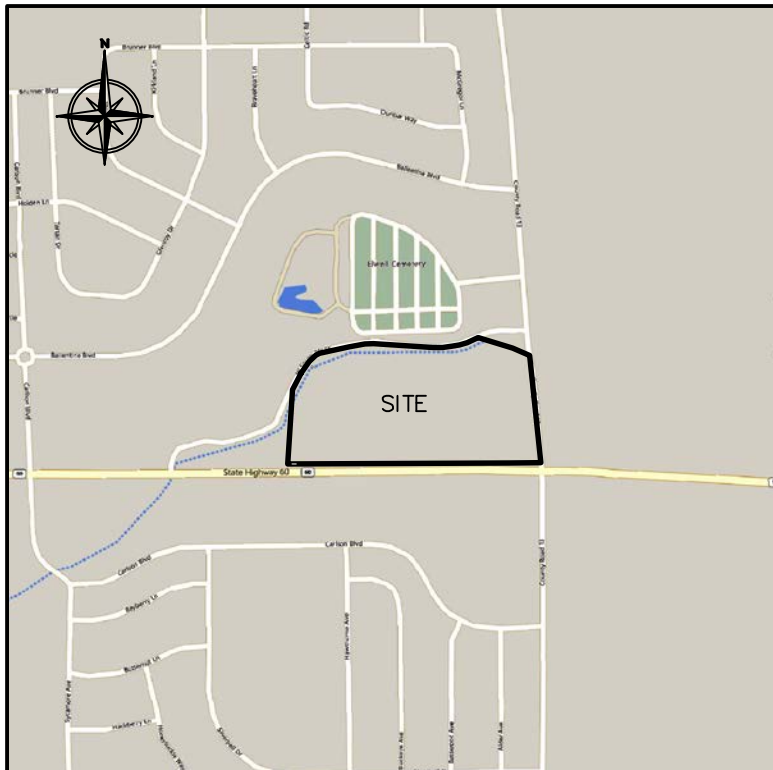
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

Owner: TR Berthoud Car Wash, LLC.
2649 Hudson Street, Denver, CO

Planner: Planscapes Design Group
Robert Molly
www.planscapesdesigngroup.com
970-988-5301

Engineer: i2 Consultants, Inc.
Troy W. Campbell, PE
16911 Potts Place, Mead, CO
970-217-9148

Surveyor: Majestic Surveying, LLC
C/O Matt ramer, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	38.48'	24.50'	89°59'25"	34.65'	N44°55'48"W
C2	38.48'	24.50'	89°59'54"	34.65'	S45°03'58"W
C3	80.11'	51.00'	90°00'00"	72.12'	S45°03'55"W
C4	41.63'	26.50'	90°00'00"	37.48'	S45°03'55"W
C5	41.63'	26.50'	90°00'00"	37.48'	N45°03'55"E
C6	21.30'	46.50'	26°14'54"	21.12'	S13°03'26"E
C7	19.40'	39.50'	28°08'11"	19.20'	N14°08'00"E
C8	31.41'	20.00'	89°59'24"	28.28'	N44°55'48"W
C9	75.32'	50.00'	86°18'54"	68.40'	S46°54'28"W
C10	80.11'	51.00'	89°59'38"	72.12'	S45°03'55"W

LEGEND

—————	BOUNDARY LINE	■	ALIQUOT CORNER AS DESCRIBED
-----	EASEMENT LINE	■	FOUND MONUMENT AS DESCRIBED
-----	RIGHT OF WAY LINE	○	CALCULATED POSITION
-----	SECTION LINE	□	FOUND #4 REBAR WITH PINK PLASTIC CAP LS 38844
-----	CENTERLINE	●	SET 24" OF #4 REBAR WITH PINK PLASTIC CAP LS 38844
-----	LANDSCAPE BUFFER	◆	FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242
VACATED EASEMENT 2486994			

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°50'52"W	23.80'
L2	N03°45'01"E	31.32'
L3	N27°55'00"E	98.10'
L4	N33°55'52"E	73.03'
L5	N46°52'30"E	47.66'
L6	N60°59'36"E	22.85'
L7	N79°39'59"E	84.00'
L8	N87°54'42"E	44.57'
L9	N88°52'57"E	52.70'
L10	N82°05'53"E	50.11'
L11	N80°27'37"E	40.02'
L12	N73°56'16"E	42.04'
L13	N64°47'00"E	62.02'
L14	N84°31'53"E	9.79'
L15	N01°02'06"E	4.52'
L16	N60°59'36"E	22.85'
L17	N46°52'30"E	47.66'
L18	N33°55'52"E	73.03'
L19	N27°55'17"E	97.98'
L20	N05°29'27"W	27.54'
L21	S89°38'13"W	33.30'
L22	S00°46'08"E	76.22'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N05°50'52"W	63.78'
L24	N89°04'59"E	18.29'
L25	N89°04'59"E	18.17'
L26	N00°03'47"E	27.00'
L27	S89°54'51"E	28.42'
L28	S89°57'56"E	18.91'
L29	N00°00'25"E	13.50'
L30	N89°59'35"W	13.93'
L31	S24°06'52"W	66.65'
L32	S27°55'17"W	95.84'
L33	S33°55'52"W	60.69'
L34	N58°38'42"W	42.31'
L35	N00°41'07"W	26.69'
L36	N89°56°05"W	31.27'
L37	S00°03'55"W	10.78'
L38	S89°56°05"E	45.37'
L39	S89°56°05"E	40.37'
L40	S89°56°05"E	5.00'
L41	S00°03'47"W	5.00'
L42	N89°55'30"W	86.46'
L43	N00°03'44"E	18.00'
L44	S89°56°05"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L45	S00°03'55"W	18.00'
L46	N00°03'55"E	27.52'
L47	N89°45'09"W	14.48'
L48	N00°14'51"E	20.00'
L49	S89°45'09"E	10.00'
L50	N00°14'51"E	19.24'
L51	S89°45'09"E	20.00'
L52	S00°14'51"W	15.71'
L53	S89°56°05"E	35.41'
L54	S89°56°05"E	20.40'
L55	N00°00°00"E	19.68'
L56	N90°00°00"E	20.00'
L57	N00°00°00"E	19.70'
L58	N44°39'21"E	59.62'
L59	S44°39'21"W	50.91'
L60	S67°09'21"W	64.78'
L61	N67°09'21"E	55.39'
L62	N00°21'32"W	3.09'
L63	N89°38'28"E	20.00'
L64	S00°21'32"E	16.46'

WAGGONER FARM Land Use Table					
Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance
Lot 1	Multi-Family Residential	290,407 sq. ft.	6.667 acres	TR Berthoud Car Wash, LLC	Owner
Lot 2	Commercial Development	60,510 sq. ft.	1.389 acres	TR Berthoud Car Wash, LLC	Owner
Lot 3	Commercial Development	27,085 sq. ft.	0.622 acres	TR Berthoud Car Wash, LLC	Owner
Lot 4	Commercial Development	37,186 sq. ft.	0.854 acres	TR Berthoud Car Wash, LLC	Owner
Lot 5	Commercial Development	42,284 sq. ft.	0.971 acres	TR Berthoud Car Wash, LLC	Owner
Lot 6	Commercial Development	47,617 sq. ft.	1.093 acres	TR Berthoud Car Wash, LLC	Owner
Lot 7	Commercial Development	51,791 sq. ft.	1.189 acres	TR Berthoud Car Wash, LLC	Owner
Lot 8	Commercial Development	62,124 sq. ft.	1.426 acres	TR Berthoud Car Wash, LLC	Owner
Tract A	Open Space Drainage & Utility Easement	53,680 sq. ft.	1.232 acres	HOA	HOA
Tract B	Access & Irrigation Easement	28,750 sq. ft.	0.660 acres	HOA	HOA
ROW	Right-Of-Way	58,415 sq. ft.	1.341 acres	Town of Johnstown	Town of Johnstown
TOTAL		759,849 sq. ft.	17.444 acres		

SURVEYOR'S CERTIFICATE

I, Matthew A. ramer, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

Matthew A. ramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2023313	PROJECT NAME: WAGGONER	REVISIONS:	DATE:
DATE: 8-8-2024	CLIENT: TDC DEVELOPMENT		
DRAWN BY: MAK	FILE NAME: 2023313SUB		
CHECKED BY: SIP	SCALE: N/A		

1

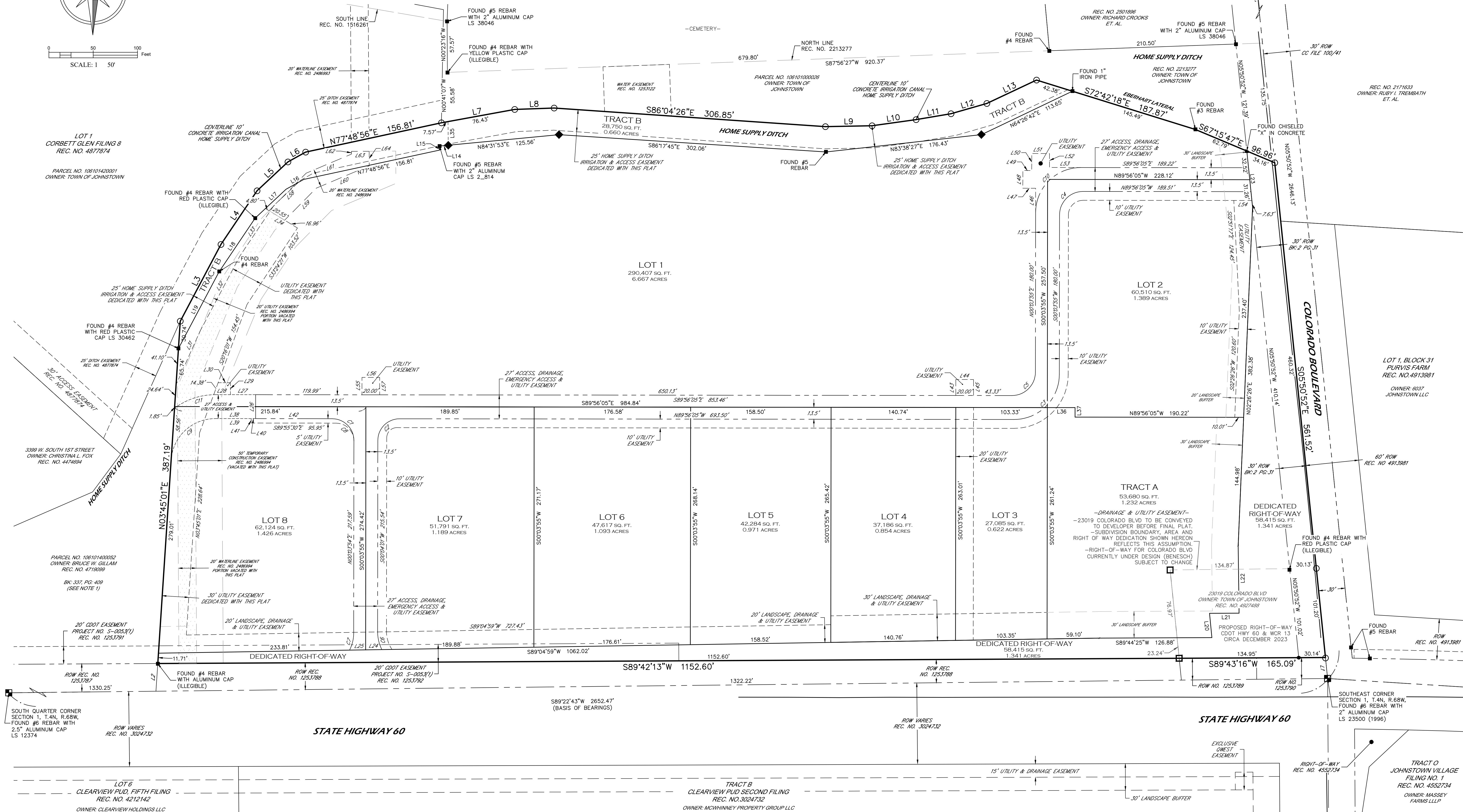
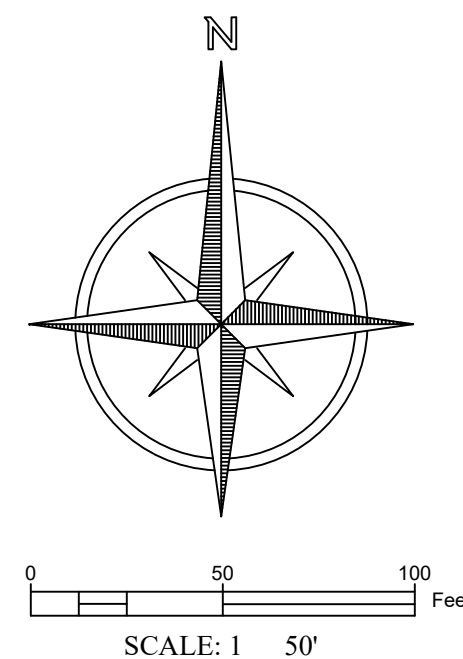
SHEET 1 OF 2

WAGGONER FARM

BEING A SUBDIVISION OF A PARCEL OF LAND

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



PRELIMINARY

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)

Matthew A. ramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2023313	PROJECT NAME: WAGGONER	REVISIONS:	DATE:
DATE: 8-8-2024	CLIENT: TDC DEVELOPMENT		
DRAWN BY: MAK	FILE NAME: 2023313SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

2

SHEET 2 OF 2

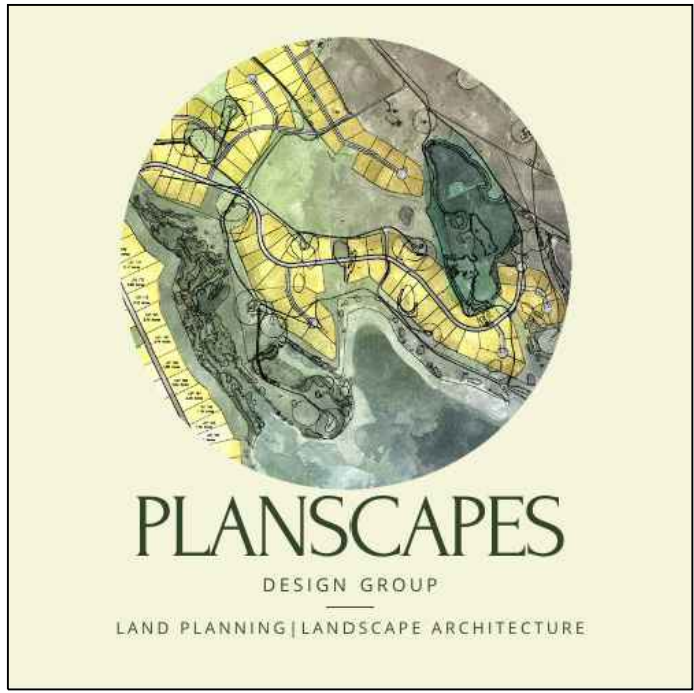
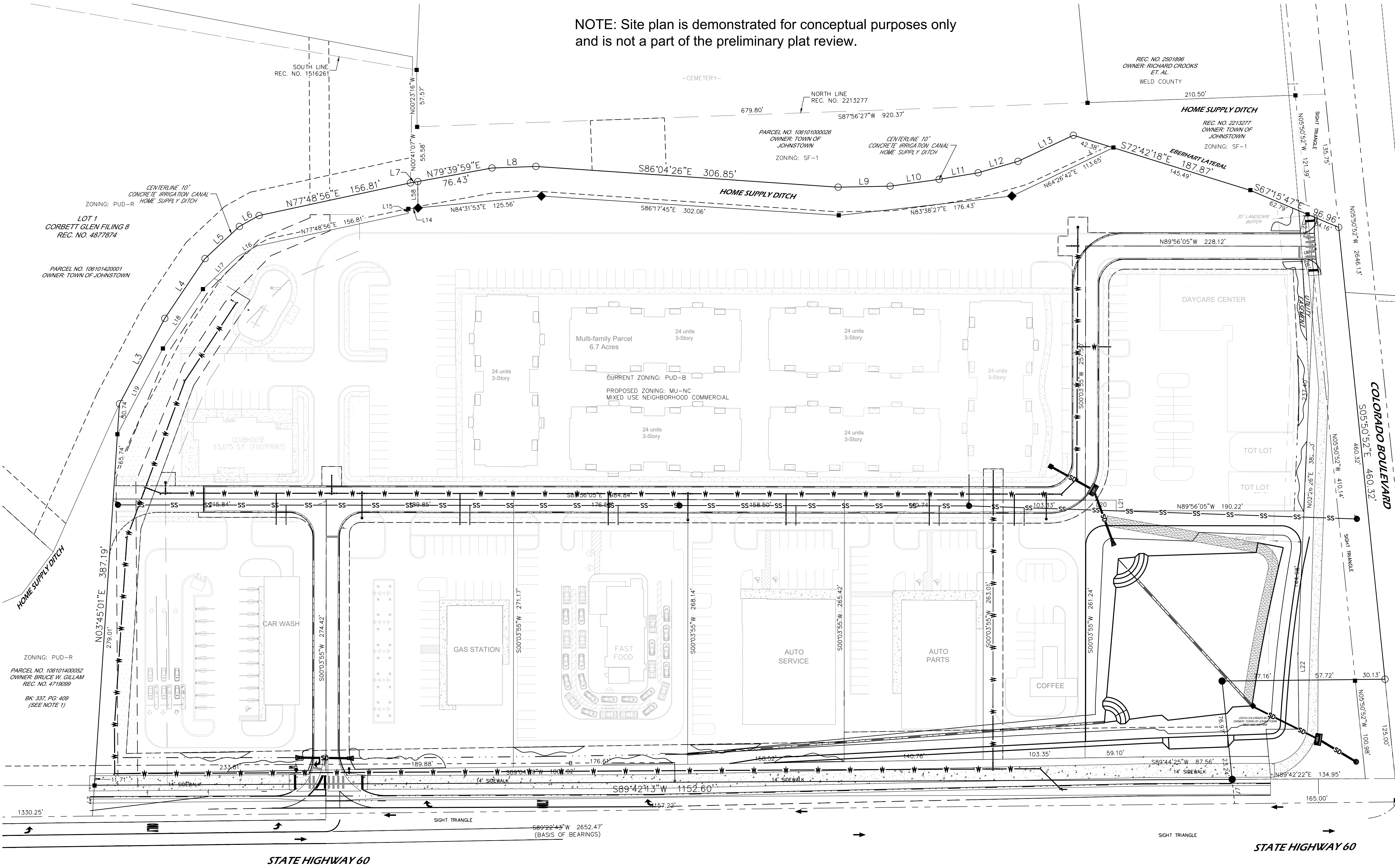
WAGGONER FARM

BEING A SUBDIVISION OF A PARCEL OF LAND
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

16.547 ACRES

CONCEPT PLAN

NOTE: Site plan is demonstrated for conceptual purposes only
and is not a part of the preliminary plat review.



PLANSCAPES DESIGN GROUP
980 Norway Maple Drive
Loveland, CO 80538
970-988-5301



PROJECT NAME:
WAGGONER FARM

DRAWING TITLE:
CONCEPT PLAN

DRAWN BY:
ET

CHECKED BY:
RM

APPROVED BY:

DATE:
6/3/2024

SITE
Waggoner Farm
NW corner of WCR 13 & Hwy 60

CLIENT
MIC TDC Highway 60 Johnstown, LLC
401 Linden Street, Unit 1-401
Fort Collins, CO 80524

REV	DESCRIPTION	DATE
1	Submittal 1	12/13/23
2	Submittal 2	6/3/24
3	Submittal 3	8/9/24

SHEET NO:
26 of 28

LOT 6
CLEARVIEW PUD, FIFTH FILING
ZONING: PUD
RESIDENTIAL MIXED USE
REC. NO. 4212142

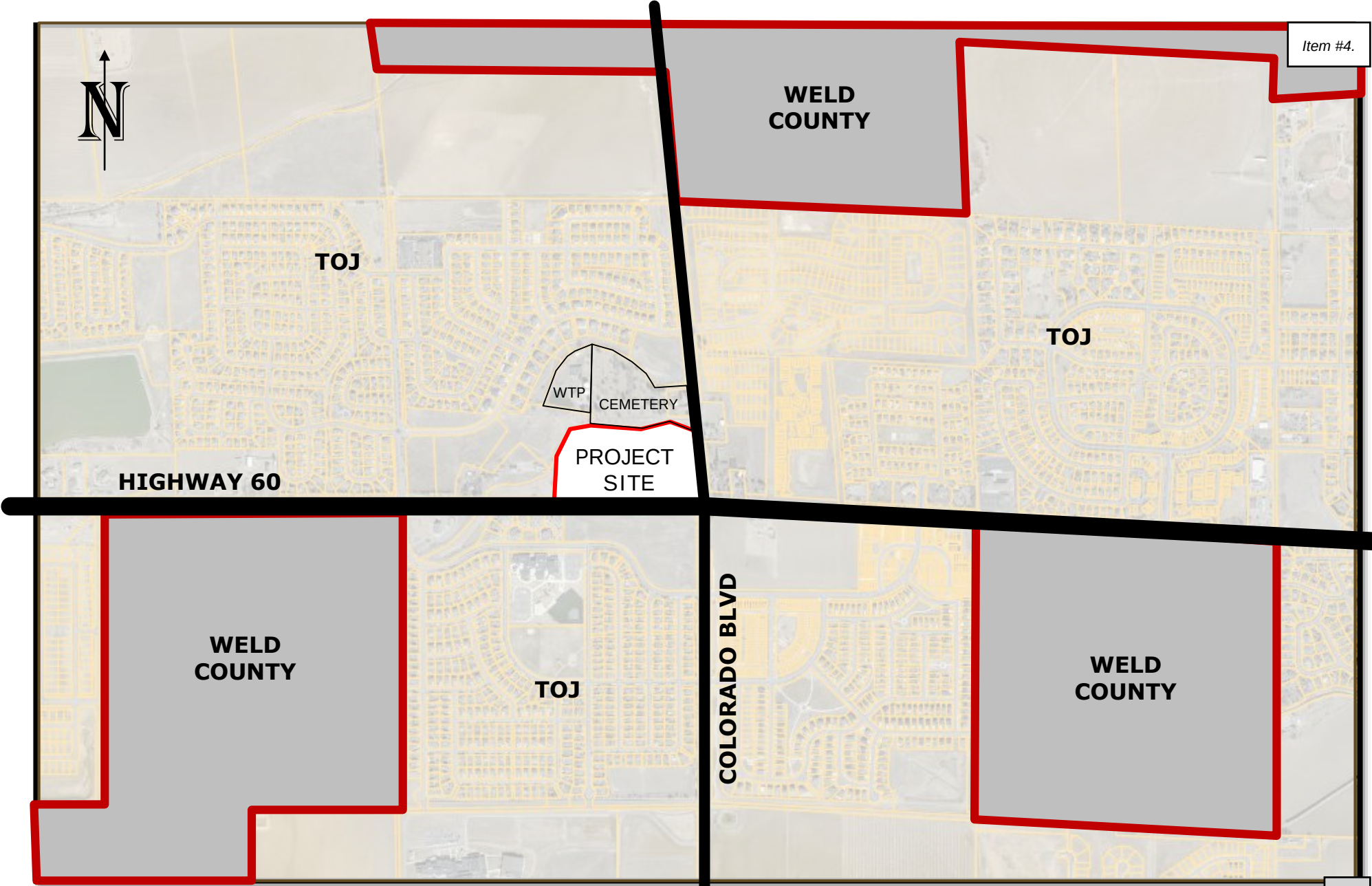
TRACT B
CLEARVIEW PUD SECOND FILING
ZONING: PUD
RESIDENTIAL MIXED USE
REC. NO. 3024732

ZONING: PUD
RESIDENTIAL MIXED USE

Waggoner Farms Preliminary Plat and Change of Zone SUB23-0021

Town Council
February 19, 2025

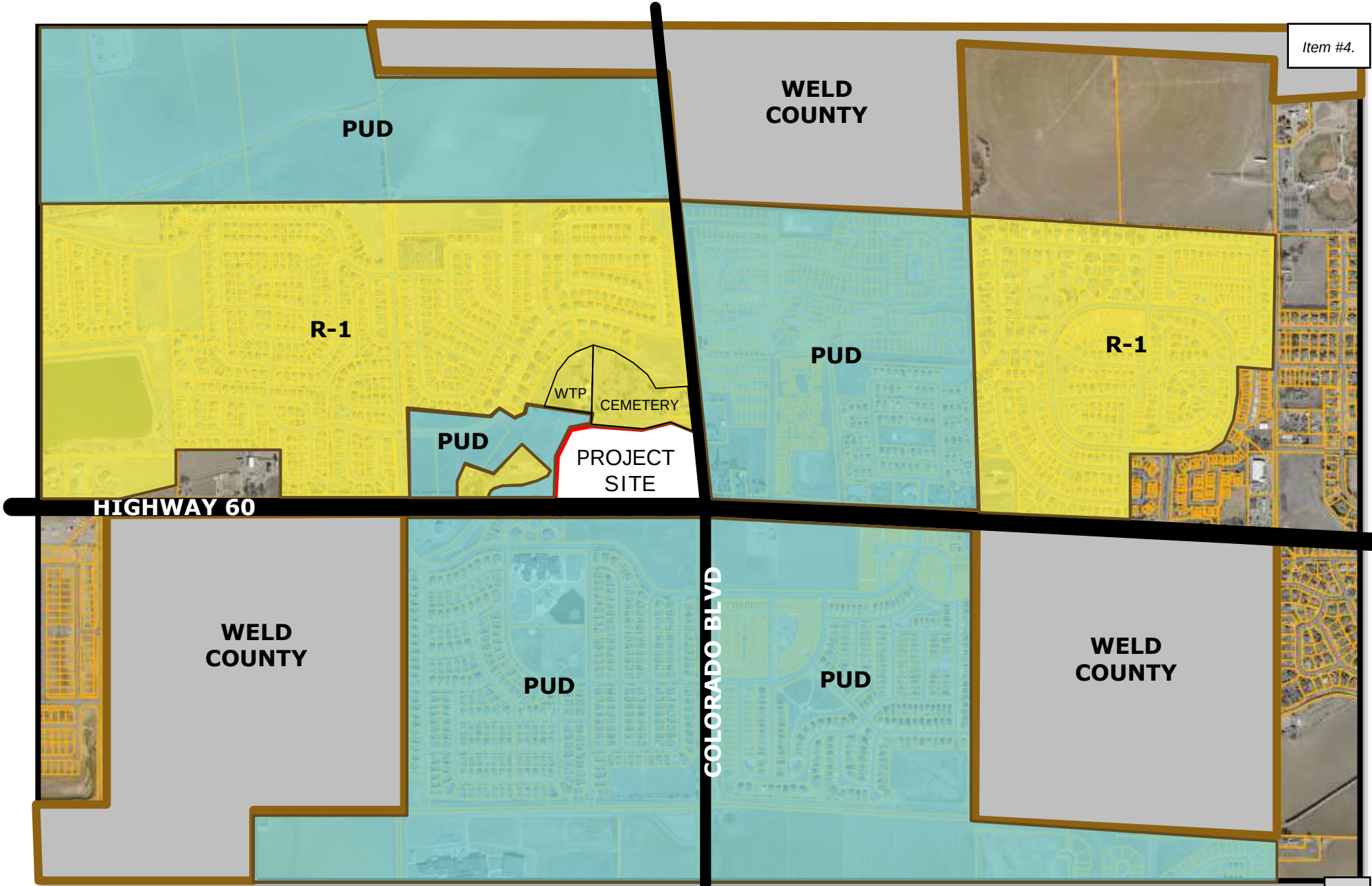
VICINITY MAP



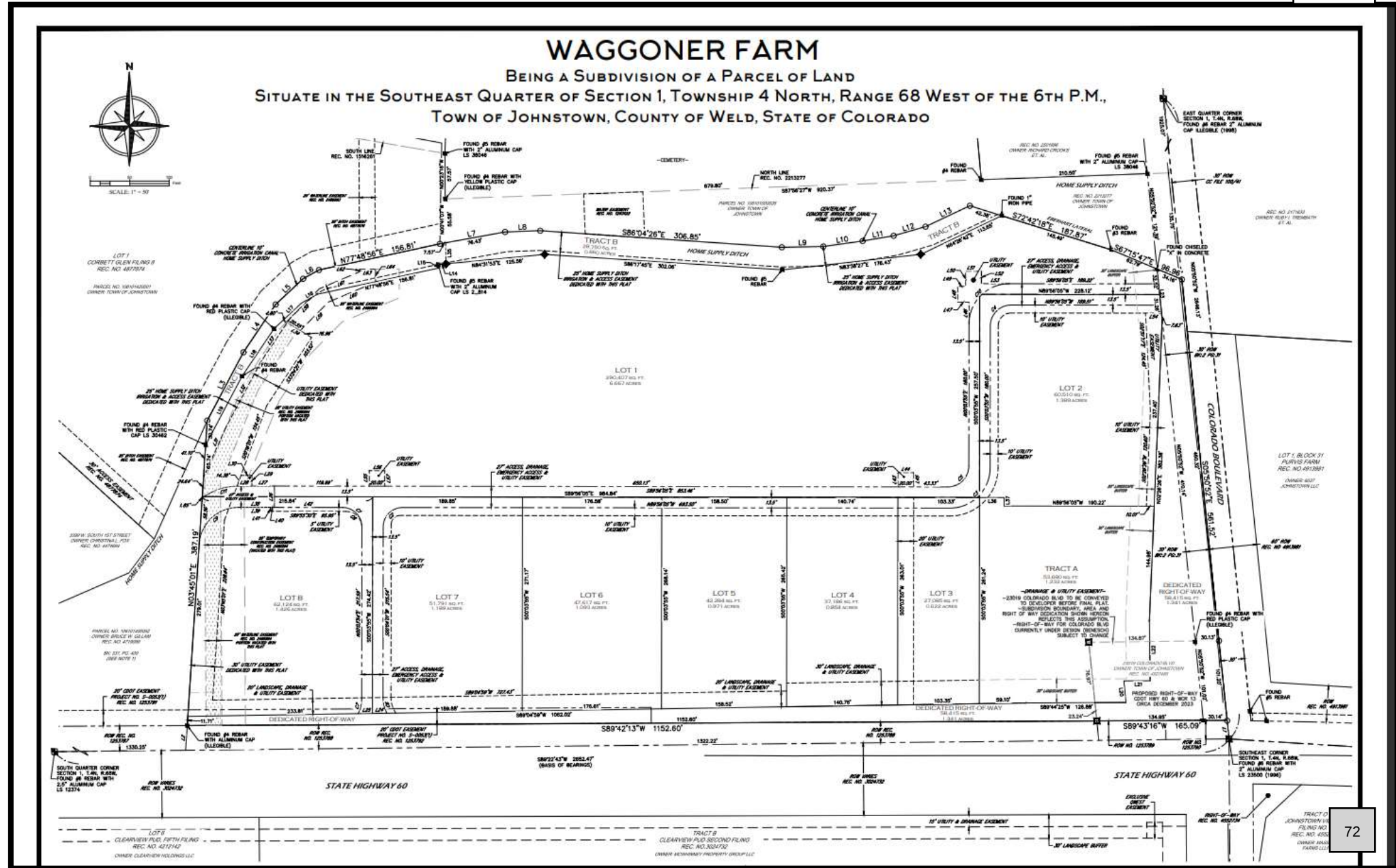
ZONING

Existing: PUD-B

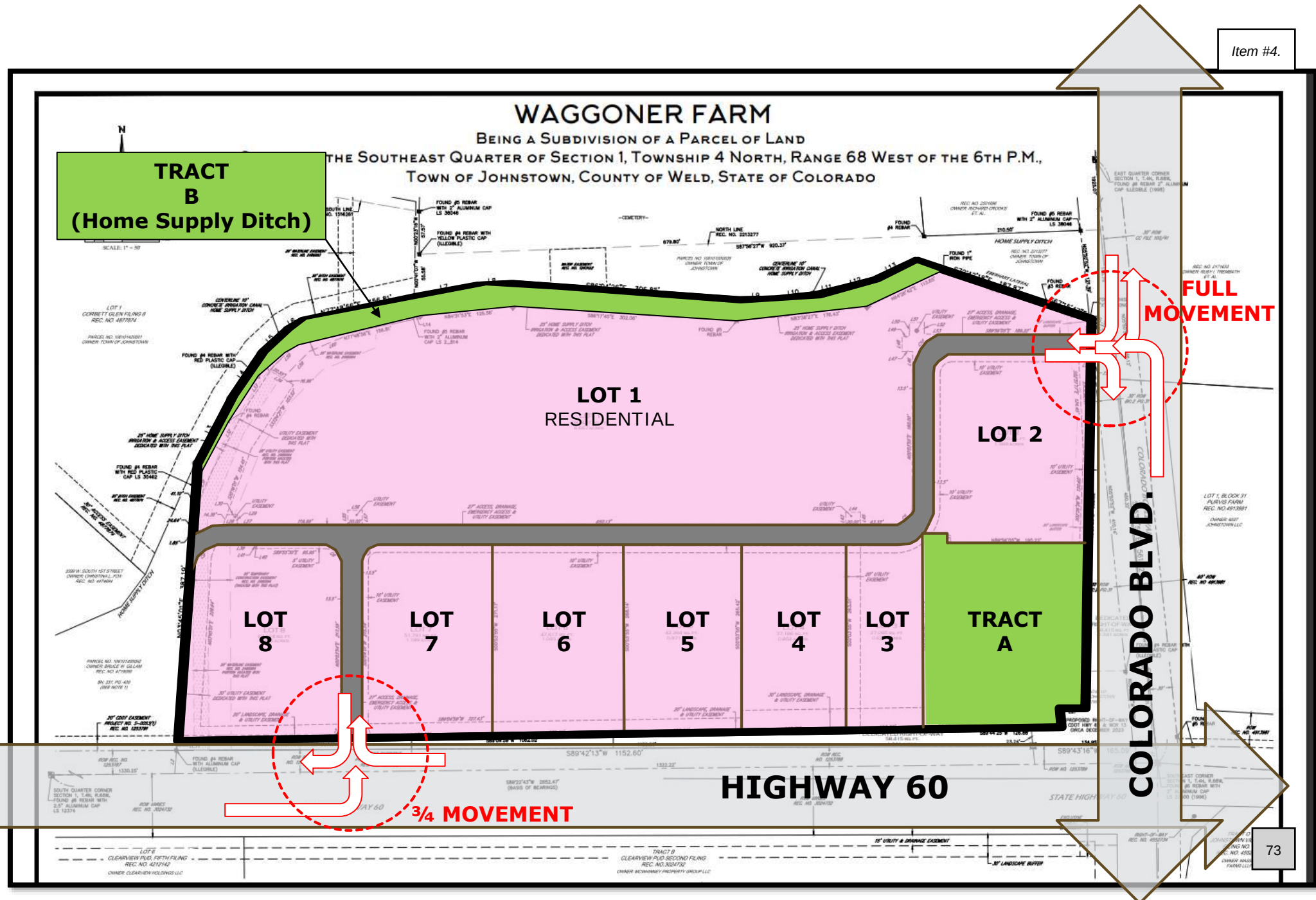
Proposed: MU-NC



The Community that Cares



73





450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: February 19, 2025

SUBJECT: Alfred Benesch & Company Contract Modification Order #2 –
Ultimate Design HWY60/Colorado Blvd Intersection Improvements

ACTION PROPOSED: Consider Contract Amendment #2 by Alfred Benesch & Company

ATTACHMENTS:

1. Change Order #02
2. Interim Configuration
3. Ultimate Configuration
4. Transportation Master Plan Roadway Plan

PRESENTED BY: Brandon Torrez, Senior Project Manager

AGENDA ITEM DESCRIPTION:

On March 6, 2023, the Town Council approved a professional service proposal from JWO Engineering (JWO) for the design improvements for an interim intersection configuration at State Highway 60 (SH60) and Colorado Boulevard. The original project design cost was \$431,435.00. This interim configuration would consist of fixing the skew on Colorado Blvd., and widening this roadway west, to allow for both northbound and southbound traffic to have dedicated left, through, and right turn lanes. The interim improvements did not have any planned improvements on SH60 for adding additional through or dedicated turn lanes. However, in anticipation of adjacent development in the future, a conceptual ultimate configuration of improvements for the Colorado Blvd and SH60 intersection that meets the Town's design standards for major arterial roadways was also included.

Johnny Olson, Owner of JWO transitioned to work for Alfred Benesch & Company (Benesch) who was a subcontractor to JWO on the original proposal. Benesch resumed the responsibilities of the approved professional service agreement for services outlined above and provided 90% design documents in mid-December 2023 for the interim improvements.

Throughout 2024, interest and activity has increased in the general vicinity of SH 60 and Colorado Blvd. To facilitate potential development by adjacent property owners, the Public Works department is being proactive to the opportunity to construct the ultimate intersection configuration versus multiple phases of interim construction. Design and construction of the ultimate configuration will

save the Town money by eliminating funds on an interim condition which would later be removed and replaced, saves time on construction duration, produces less inconvenience to the surrounding areas, and results in a higher quality product once complete.

To date, one change order was approved administratively, related only to an extension of time. From the original contract value of \$431,435.00, there is a remaining balance of \$124,514.00. Staff is request the use of the remaining balance, as well as additional funding in the amount of \$298,620.00 to support change order #2. Change order would be to complete the ultimate design at SH 60 and Colorado Boulevard. Inclusive of the two change orders, the total design project cost is proposed at \$730,055.00. Funding is in place for this additional design scope for this project within the 2025 Streets Capital Fund.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*
- Natural & Built Environment
 - *Expect and encourage community centered design*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities*
 - *Repair and maintain existing infrastructure, facilities and equipment*

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

This change order would amend the contract amount with Benesch to an approved total of \$730,055.00.

RECOMMENDED ACTION: Staff supports the approval of the change order to approve project design costs totaling up to \$730,055.00.

SUGGESTED MOTIONS:

For Approval: I move to approve the change order from Alfred Benesch & Company, totaling \$730,055.00 and authorize the Town Manager to sign the Change Order.

For Denial: I move to deny the change order as presented by Alfred Benesch & Company.

Reviewed and Approved for Presentation,



Town Manager

**CO 60 & COLORADO BOULEVARD INTERSECTION IMPROVEMENTS
TOWN OF JOHNSTOWN
CONTRACT AMENDMENT #2 – ULTIMATE DESIGN
Benesch Project # 00152161.05**

This Contract amendment is to amend the PSA Agreement signed between the Town of Johnstown and Alfred Benesch & Company on August 18, 2023, for the design of interim improvements at CO 60 and Colorado Blvd.

This contract amendment will provide additional funding for the ultimate design of Colorado Blvd from Carlson Blvd to the Purvis development, including the CO 60 intersection. The additional funding will cover additional work that was outside of the scope of the original contract. This additional work is primarily focused on the roadway and drainage design for Colorado Blvd to build it to its Council-approved 4-lane ultimate layout.

This amendment is based on the following:

- Design completed to date includes laneage for interim left turn lane improvements on Colorado Blvd at CO 60.
- Colorado Blvd will be designed to its ultimate 4-lane width from Carlson Blvd to the Purvis development (near cemetery driveway).
- Ultimate alignment, laneage and lane width will be based on the previously recommended and approved ultimate concept layout.
- WB deceleration, WB acceleration, and EB acceleration lanes along CO 60 will be designed.
- Signal poles have been previously designed for their ultimate location.
- Subsurface Utility Engineering plans/report pursuant to SB 18-167 is required to the new north and south limits of the design.
- Irrigation lateral relocations north of the intersection have been previously designed and will be finalized as part of this scope.
- New curb inlets and storm sewer is anticipated for new curbed sections of Colorado Blvd.
- The Colorado Blvd ultimate plans will be integrated with plans for a new roundabout at Colorado & Roosevelt Pkwy for a single project plan set (Colorado & Roosevelt design fee is separate).

Additional information is attached to this letter, including detailed scope, fee and subconsultant information for this amendment. Benesch is requesting an additional **\$298,620** for this amendment.

This amount reflects the estimate needed to complete the project design and deducting the remaining budget on the contract.

Thank you for the opportunity to continue working with the Town of Johnstown on this project.

Sincerely,



Johnny Olson, P.E.
Project Manager

APPROVALS

CLIENT

BY: _____
AUTHORIZED REPRESENTATIVE

PRINT NAME: Matt LeCerf

TITLE: Town Manager

DATE: _____, 20__

ALFRED BENESCH & COMPANY

BY: _____
AUTHORIZED REPRESENTATIVE

PRINT NAME: John Sabo

TITLE: Transportation Group Lead -VP

DATE: _____, 20__

BENESCH OFFICE: Denver

ADDRESS: 7979 Tufts E Ave, #800

Denver CO, 80237

**ALFRED BENESCH & CO.
SCOPE OF WORK AMENDMENT
SH 60 & COLORADO BLVD ULTIMATE DESIGN**

INTRODUCTION

Alfred Benesch & Company (CONSULTANT) is currently providing engineering services to the Town of Johnstown (CLIENT) for interim intersection improvements at CO 60 and Colorado Blvd (CR 13). The interim improvements include signal pole replacement, adding northbound and southbound turn lanes, and irrigation pipe replacement.

The CLIENT has requested the design for Colorado Blvd be expanded to include its ultimate configuration from Carlson/Meadowlark to the Purvis development. This is an expansion in scope and necessitates an amendment to the design contract. This scope amendment is as follows:

PROJECT TEAM

The CONSULTANT team will split tasks for the project generally as follows:

Scope of Work Item	Benesch	UMS	Rocksol	Horrocks
Project Management	X			
Geotech & Pavement Design			X	
Roadway Design	X			
Property Owner Coordination				X
Subsurface Utility Engineering Plans		X		
QL-A Test-Holing		X		
Hydrology & Hydraulics	X			
Signing	X			
Striping	X			
Traffic Signal Design	X			
Cost Estimates	X			

PERFORMANCE PERIOD

It is assumed this amended scope of work will be completed by December 31, 2026.

ASSUMPTIONS

- Colorado Blvd will be designed to its ultimate width from Carlson Blvd to the Purvis development (near cemetery driveway).
- Ultimate alignment, laneage and lane width will be based on the previously recommended and approved ultimate concept layout.
- WB deceleration, WB acceleration, and EB acceleration lanes along CO 60 will be designed.
- Signal poles have been previously designed for their ultimate location.
- Subsurface Utility Engineering plans/report pursuant to SB 18-167 is required to the new north and south limits of the design.
- Irrigation lateral relocations north of the intersection have been previously designed and will be finalized as part of this scope. Additional irrigation crossing structures will be designed for the Home Supply Ditch crossing to Trembath/Purvis.
- New curb inlets and storm sewer is anticipated for new curbed sections of Colorado Blvd.
- OpenRoads Designer 10.10 or 10.12 software will be used in the development of the design plans.

- Project will be approved by CDOT through an Access Permit process.
- CLIENT will assist with ongoing developer coordination.

Tasks by the CONSULTANT include the following:

1. PROJECT INITIATION AND CONTINUING REQUIREMENTS

As part of the project continuing requirements, CONSULTANT will perform the following:

- a. Progress Meetings. CLIENT and the CONSULTANT will meet biweekly. A total of 14 progress meetings **by video** are included in this scope of work. These progress meetings will be used to coordinate and track the work effort and resolve problems.
- b. CDOT Meetings. CONSULTANT will meet with CLIENT and CDOT for coordination. Three meetings at CDOT R4 Greeley are assumed.
- c. Update Design Criteria.
- d. Project Management. The CONSULTANT PM will coordinate the work tasks being accomplished by the CONSULTANT to ensure project work completion stages are on schedule. Project staffing and assigning of tasks, scheduling and invoicing are included within this task.
- e. Property Owner / Utility Coordination. See attached scope of work from Horrocks dated December 30, 2024.

2. PRELIMINARY DESIGN

As part of this preliminary design, CONSULTANT will perform the following activities:

- a. Survey. See attached scope of work from Eugene Lynne dated January 7, 2025.
- b. Subsurface Utility Engineering. Includes QL-B utility investigation in additional areas near the Carlson Blvd intersection and north to the cemetery driveway. Also includes an additional 20 QL-A test holes. See attached scope of work from UMS, P.C., dated January 3, 2025.
- c. Roadway Engineering. CONSULTANT will perform various roadway engineering tasks associated with the design of the ultimate roadway (includes Colorado Blvd from Carlson Blvd to Purvis, and WB deceleration, WB acceleration, and EB acceleration lanes along CO 60):
 - i. Review of design criteria, previous designs and existing topographical survey.
 - ii. Preliminary horizontal and vertical alignment design of centerlines, islands, lanes and medians.
 - iii. Preliminary design of typical templates, and preliminary modeling to determine roadside grading and toes-of-slopes.
 - iv. Creation of preliminary cross sections at 50' interval.
- d. Right-of-Way. Included in previous work.
- e. Traffic Engineering. Develop preliminary striping plans for the proposed roadway and intersection improvements.
- f. Signal Design. Update previous signal design for ultimate lanes.
- g. Geotech. See attached scope of work from Rocksol, Inc., dated January 6, 2025.

h. Hydrology/Hydraulic Engineering.

- i. Data Review. Obtain and review existing drainage data from available sources.
 - ii. Minor Structures. Determine locations, sizes, and alignment based on preliminary hydraulic design. Prepare preliminary structure cross-sections and determine elevations, flow lines, slopes and lengths of the structures.
 - iii. Irrigation Structures. Confirm previous irrigation lateral design and update. Establish preliminary design for Home Supply Ditch crossing structures to Trembath/Purvis.
 - iv. Prepare preliminary Hydraulic Design Report in accordance with Town of Johnstown requirements.
- i. Utility Conflicts. CONSULTANT will identify potential conflicts based on topographic base files and site visits. Any potential conflicts identified will be coordinated with the Town and Horrocks and shown on the plans and a Utility Conflict Matrix. Utility relocation design is not included.
- j. Preparation for the 30%:

- i. Coordinate, complete, and compile the plan set. The 30% plans shall include a title sheet, M&S index, typical sections, general notes, SUE plans, plan/profile sheets, preliminary intersection layouts, preliminary minor drainage structures and preliminary signal design. The plan/profile sheets will include all existing topography, survey alignments, projected alignments, profile grades, ground line, existing ROW, rough structure notes (preliminary drainage design notes, including pipes, inlets, ditches and channels), and existing utility locations. Typical plan sheets scales will be 1"=40'. Cross sections will be 1"=20'.
- ii. Prepare the preliminary cost estimate for the work described in the 30% plans based on estimated quantities.
- iii. QA/QC. Perform QA and QC for the plans. This task includes interdisciplinary review and crosschecks.
- iv. Submit the 30% plans in electronic PDF format to the CLIENT for review 2 weeks prior to the review meeting.

k. 30% Review Meeting:

- i. Attend the review meeting.
- ii. The 30% review comments shall be compiled in a comment review log and meeting minutes submitted.

3. **FINAL DESIGN**

As part of this final design, CONSULTANT will perform the following activities, except as noted:

- a. Project Review. CONSULTANT will update the project schedule based upon the results of the 30% review, coordinate activities required for final design, initiate design decisions and discuss variances as they affect 90% design activities.

- b. Roadway Engineering. CONSULTANT will perform the following final design roadway engineering tasks associated with the design of the improvements (includes Colorado Blvd from Carlson Blvd to Purvis, and WB deceleration, WB acceleration, and EB acceleration lanes along CO 60):
 - i. Final design of horizontal and vertical alignments.
 - ii. Final detailed design of islands, curb ramps, medians and lanes.
 - iii. Final detailed modeling of proposed roadway and roadside slopes and ditches.
 - iv. Updated cross sections with final earthwork quantities.
- c. Hydrology/Hydraulic Engineering.
 - i. Data Review. Review data and information developed under the Preliminary Hydraulic Investigation and update in accordance with decisions made at the 30% review.
 - ii. Minor Structures.
 - Complete final design for minor drainage structures. Finalize horizontal and vertical locations and sizes for all drainage structures based on hydraulic design.
 - Finalize structure cross-sections and profiles to determine the elevations, flow lines, slopes and lengths of structures.
 - iii. Complete final design for all drainage details required for minor drainage structures.
 - iv. Irrigation Structures. Finalized locations, sizes, and alignment. Finalize structure cross-sections and determine elevations, flow lines, slopes and lengths of the structures.
 - v. Prepare final construction plans in accordance with Town of Johnstown requirements.
 - vi. Storm Water Management Plan. Initiate a Storm Water Management Plan in accordance with Municipal Separate Storm Sewer Systems (MS4), CDPHE's Construction Discharge Permit System requirements, CDOT's Erosion Control and Storm Water Quality Guide, local agency SWMP/GESC/EC requirements, CDOT's Standard Specifications, CDOT Standard Plans and other appropriate documents.
 - vii. Prepare a Final Hydraulic Design Report in accordance with the requirements of the Town of Johnstown.
- d. Utility Conflicts. Following the finalization of the roadway horizontal alignment and profile grade and the horizontal and vertical location of drainage structures, sewers, and other underground structures, update the Utility Conflict Matrix, and coordinate with the Town and Horrocks to identify and resolve any conflicts to finalize utility clearances. Utility relocation design is not included in this scope of work.
- e. Utility Test-Holing. Coordinate with the SUE investigator to identify QL-A test hole locations.

- f. A final construction phasing plan will be developed which integrates the construction of all project work elements into a practical and feasible sequence. This plan shall accommodate the existing traffic movements during construction, and a final traffic control plan will be developed which shall be compatible with the phasing plan.
- g. Traffic Engineering.
 - i. Prepare and provide permanent signing/pavement marking plans according to MUTCD and CDOT criteria.
 - ii. Signal Design. CONSULTANT will finalize proposed signal design based on current MUTCD and CDOT requirements. CONSULTANT will develop:
 - A removals sheet will identify the existing traffic signal equipment to be removed. Existing features to remain will also be identified on this sheet. The sheet will establish quantities of removals for the signal location.
 - A signal design sheet will identify the proposed traffic signal installation. The signal design will include all proposed traffic signal equipment, poles, heads, vehicle detection zones, existing interconnect connections and the resulting item quantities necessary to complete traffic signal installation. Other signal plan features shown will include detection, pedestrian buttons and signals, new controller locations and emergency vehicle preemption.
 - Obtain new signal structure identification numbers from CDOT Staff Bridge.
- h. Plan Preparation for the 90% Submittal
 - i. Coordinate the Packaging of the Plans. Collect plans from all design elements and collate the plan package. Calculate plan quantities and prepare the tabulations.

The 90% plans prepared by CONSULTANT shall include the following sheets (as appropriate):

- Title Sheet
- Standard Plans List
- Typical Sections
- General Notes
- Summary of Approximate Quantities
- Appropriate Individual Quantity Tabulations
- Survey Control (by subconsultant)
- SUE Plans (by subconsultant)
- Roadway Plan & Profile
- Intersection Details
- Drainage/Irrigation Plan
- Drainage/Irrigation Profiles
- Stormwater Management Plan
- Signal Plans
- Signing & Striping Plans
- Construction Phasing/Traffic Control Plan

- Cross Sections With Earthwork Quantities
- ii. Specifications. In addition to the plan sheets, the Special Provisions shall be provided. This will consist of any unique Project Special Provisions which have to be written specifically for items, details and procedures not adequately covered by CDOT's Standard Specifications and Standard Special Provisions. The Project Special Provisions shall be provided in the CDOT format and submitted with the project plans.
- iii. Prepare the 90% estimate. Item numbers, descriptions, units and quantities shall be listed and submitted.
- iv. QA/QC. Perform QA and QC for plans and specifications. This task includes interdisciplinary review and crosschecks.
- v. Submit the 90% plans and specifications in electronic PDF format to the CLIENT for a review 2 weeks prior to the FOR.
- i. 90% Review Meeting.
 - i. CONSULTANT will attend the 90% meeting.
 - ii. Prepare meeting minutes and comment resolution log and distribute within one week of the meeting.
 - iii. 90% Plan Revisions. The plan sheets and the specifications shall be revised in accordance with the 90% review comments and submitted to the CLIENT within 4 weeks after the meeting.
- j. Construction Plan Package. Submit the final revision of the plans and specifications incorporating all comments received at the 90% FOR meeting. The bid plans shall consist of the 100% plans and will completely describe the work required to build the project including project special provisions and detailed quantities.
- k. Record Plan Sets. CONSULTANT will electronically seal record documents.
- l. Advertisement Support. Provide the following when requested by the CLIENT:
 - i. Pre-Bid Meeting. Attend the pre-bid meeting in Johnstown.
 - ii. Contractor Questions. Assist CLIENT with answering questions on the plans and specifications during the advertisement period.
 - iii. Revisions Under Ad. Provide revisions to plans and specifications when clarifications or changes are required on the advertisement package.

4. **EXCLUSIONS**

The following are not included in this amendment scope and their inclusion is subject to a change in scope, schedule and/or fee: Environmental studies and reports, Value Engineering workshops, additional topographic survey, additional right-of-way research and plans, utility design, railroad coordination and submittals, structural design, signal timing plans, lighting design and permit applications.

Design Fee: CO60-Colorado Blvd Ultimate Design Amendment

Town of Johnstown

1/9/2025



Staff:	Sabo	Olson	Salek	Hebert	Lynch	Abernathy	Fling	Kenny					
Classification:	Principal	Senior Project Manager	Senior Project Manager	Designer II	Designer I	Proj Engr I	Designer I	Proj Asst II	Total Hours	Benesch Labor Fee	Mileage	Sub Consultants	Sub-Task Fees
Hourly Rates:	\$ 250	\$ 232	\$ 232	\$ 125	\$ 112	\$ 138	\$ 112	\$ 100					
Subs													
UMS - SUE													\$ 50,744
Estimate to Finish with Additional QL-B Area and 20 Additional Potholes												\$ 84,657	
UMS Budget Remaining from Original Contract												\$ (33,913)	
Rocksol - Geotech													\$ 2,437
Estimate to Finish With Additional Pavement Recommendation												\$ 6,504	
Rocksol Budget Remaining from Original Contract												\$ (4,067)	
Horrocks - Owner/Utility Coordination													\$ 9,289
Estimate to Finish With Additional Owner Coordination												\$ 51,250	
Horrocks Budget Remaining from Original Contract												\$ (41,961)	
Eugene Lynne - Survey/ROW													\$ 15,060
Estimate to Finish With Additional Survey/ROW Work												\$ 15,060	
1) Project Management													
a) Progress Meetings		14	7	7	7	7	7		49	\$8,281			\$ 8,281
b) CDOT Meetings		6	9						15	\$3,480	\$ 228		\$ 3,708
c) Update Design Criteria			1			1			2	\$370			\$ 370
d) Project Management	2	24	12					2	40	\$9,052			\$ 9,052
2) Preliminary Design													
a) Survey									0	\$0			\$ -
b) SUE			2						2	\$464			\$ 464
c) Roadway Engineering													
i) Data Review			1		1				2	\$344	\$ 76		\$ 420
ii) Preliminary Horiz/Vert			20	16	120				156	\$20,080			\$ 20,080
iii) Templates/Modeling			10		60				70	\$9,040			\$ 9,040
iv) Cross Sections					32				32	\$3,584			\$ 3,584
d) Right-of-Way									0	\$0			\$ -
e) Traffic Engineering				30					30	\$3,750			\$ 3,750
f) Signal Design				16					16	\$2,000			\$ 2,000
g) Geotech			2		2				4	\$688			\$ 688
h) Hydrology/Hydraulics									0	\$0			\$ -
i) Data Review						2	4		6	\$724			\$ 724
ii) Minor Structures						20	40		60	\$7,240			\$ 7,240
iii) Irrigation Structures						16	40		56	\$6,688			\$ 6,688
iv) Preliminary Drainage Report						4	30		34	\$3,912			\$ 3,912
i) Utility Conflicts			4						4	\$928			\$ 928
j) Preparation of 30%									0	\$0			\$ -
i) Plan Set			16	8	60	8	40		132	\$17,016			\$ 17,016
ii) Cost Estimate			2		4				6	\$912			\$ 912
iii) QA/QC	1		8	4	4	4	4		25	\$4,054			\$ 4,054

Staff:	Sabo	Olson	Salek	Hebert	Lynch	Abernathy	Fling	Kenny					
Classification:	Principal	Senior Project Manager	Senior Project Manager	Designer II	Designer I	Proj Engr I	Designer I	Proj Asst II	Total Hours	Benesch Labor Fee	Mileage	Sub Consultants	Sub-Task Fees
Hourly Rates:	\$ 250	\$ 232	\$ 232	\$ 125	\$ 112	\$ 138	\$ 112	\$ 100					
iv) Submit 30% Plans		2	4		2				8	\$1,616			\$ 1,616
i) FIR Review									0	\$0			\$ -
i) Attend the Meeting		3	4		4	4	4		19	\$3,072	\$ 76		\$ 3,148
ii) Meeting Minutes			4						4	\$928			\$ 928
													\$ -
2) Final Design													
a) Project Review		1	1						2	\$464			\$ 464
b) Roadway Engineering													
i) Final Horiz/Vert			4		60				64	\$7,648			\$ 7,648
ii) Final Detailed Design			8	16	120				144	\$17,296			\$ 17,296
iii) Modeling			4		80				84	\$9,888			\$ 9,888
iv) Cross Sections					40				40	\$4,480			\$ 4,480
c) Hydrology/Hydraulics									0	\$0			\$ -
i) Data Review						2	4		6	\$724			\$ 724
ii) Minor Structures						20	40		60	\$7,240			\$ 7,240
iii) Details						2	16		18	\$2,068			\$ 2,068
iv) Irrigation Structures						16	40		56	\$6,688			\$ 6,688
v) Construction Plans						10	40		50	\$5,860			\$ 5,860
vi) SWMP							40		40	\$4,480			\$ 4,480
vii) Final Drainage Report						4	20		24	\$2,792			\$ 2,792
d) Utility Conflicts			4						4	\$928			\$ 928
e) Utility Test Holing			4						4	\$928			\$ 928
f) Phasing/TCP			2	24					26	\$3,464			\$ 3,464
g) Traffic Engineering									0	\$0			\$ -
i) Signing/Pavement Marking Plans				40					40	\$5,000			\$ 5,000
ii) Signal Design				16					16	\$2,000			\$ 2,000
j) Preparation of 90%									0	\$0			\$ -
i) Plan Set		4	20	20	80	8	60		192	\$24,852			\$ 24,852
ii) Specifications			4						4	\$928			\$ 928
iii) 90% Estimate			4						4	\$928			\$ 928
iv) QA/QC	1		16	8	8	8	8		49	\$7,858			\$ 7,858
iv) Submit 90% Plans		2	4		2				8	\$1,616			\$ 1,616
i) 90% Review Meeting									0	\$0			\$ -
i) Attend the Meeting		3	4	4	4	4	4		23	\$3,572	\$ 76		\$ 3,648
ii) Meeting Minutes			6						6	\$1,392			\$ 1,392
iii) 90% Plan Revisions		2	16	30	40	10	30		128	\$17,146			\$ 17,146
j) Construction Plan Package		2	16	10	30		20		78	\$11,026			\$ 11,026
k) Record Plan Set			1			1			2	\$370			\$ 370
l) Advertisement Support									0	\$0			\$ -
i) Pre-Bid Meeting		2	3						5	\$1,160	\$ 76		\$ 1,236
ii) Contractor Questions		1	4						5	\$1,160			\$ 1,160
iii) Revisions Under Ad		1	4		8		8		21	\$2,952			\$ 2,952
Subtotals	4	67	235	249	768	151	499	2	1975	\$ 265,131	\$ 532	\$ 77,530	
Benesch Estimate Needed to Finish													\$ 265,663
Benesch Budget Remaining from Original Contract													\$ (44,573)
Benesch Additional Needed to Finish													\$ 221,090

Staff:	Sabo	Olson	Salek	Hebert	Lynch	Abernathy	Fling	Kenny					
Classification:	Principal	Senior Project Manager	Senior Project Manager	Designer II	Designer I	Proj Engr I	Designer I	Proj Asst II	Total Hours	Benesch Labor Fee	Mileage	Sub Consultants	Sub-Task Fees
Hourly Rates:	\$ 250	\$ 232	\$ 232	\$ 125	\$ 112	\$ 138	\$ 112	\$ 100					
Subs Additional Needed to Finish													\$ 77,530
Total Additional Amendment Request													\$ 298,620

2025 Employment Classification and Rate Schedule

<u>Classification</u>	<u>Billable Rate</u>
Project Manager I	\$172.00
Project Manager II	\$206.00
Senior Project Manager	\$232.00
Project Principal	\$250.00
Project Engineer I	\$138.00
Project Engineer II	\$149.00
Senior Project Engineer	\$178.00
Designer I	\$112.00
Designer II	\$125.00
Technologist I	\$80.00
Technologist II	\$113.00
Senior Technologist	\$142.00
Technical Specialist I	\$95.00
Technical Specialist II	\$125.00
Senior Technical Specialist	\$152.00
Intern	\$75.00
Project Scientist I (Environmental)	\$81.00
Project Scientist II (Environmental)	\$92.00
Project Scientist III (Environmental)	\$105.00
Senior Project Scientist	\$156.00
Office Assistant	\$67.00
Project Assistant I	\$81.00
Project Assistant II	\$100.00
Division Administrative Assistant I	\$74.00
Division Administrative Assistant II	\$98.00

<u>Classification</u>	<u>Billable Rate</u>
Construction Project Manager I	\$155.00
Construction Project Manager II	\$170.00
Sr. Construction Project Manager	\$198.00
Construction Manager I	\$145.00
Construction Manager II	\$175.00
Sr. Construction Manager	\$216.00
Construction Engineer I	\$128.00
Construction Engineer II	\$150.00
Sr. Construction Engineer	\$162.00
Construction Representative I	\$102.00
Construction Representative II	\$115.00
Construction Representative III	\$125.00
Construction Representative IV	\$145.00
Construction Technical Representative I	\$95.00
Construction Technical Representative II	\$110.00
Construction Technical Representative III	\$126.00
Construction Technical Representative IV	\$152.00
Construction Technical Manager	\$195.00
Inspector I	\$82.00
Inspector II	\$88.00
Inspector III	\$108.00
Inspector IV	\$128.00
Sr. Inspector	\$148.00
Field/Lab Technician I	\$72.00
Field/Lab Technician II	\$85.00
Field/Lab Technician III	\$102.00
Senior Field/Lab Technician	\$120.00

Mr. Johnny Olson
Benesch
7979 E. Tufts Ave, Suite 800
Denver, CO 80237

Amara L. Hildebrand
Eugene Lynne, LLC
PO Box 27691
Lakewood, CO 80227

January 27th, 2025

RE: SH60 and CR13 Intersection Design– Ultimate Design

Scope of Services:

No additional survey work is anticipated, and our remaining budget allows for updates on ROW plans and easements already assembled. However, in the case that additional easements are identified, additional field work is required, or files need to be translated, etc. there is no contingency within the allotted budget to address unforeseen survey needs. As such, a nominal amount of field and office time is proposed as a T&M NTE contingency, to address any unforeseen additions to the survey scope. The fee below accounts for one week of two–person field time and two weeks of professional land surveyor office time. No additional reimbursables are anticipated.

Fee:

<i>Survey Contingency for Ultimate Design</i>	<i>Fee Subtotal</i>
<i>Management</i>	\$1,440
<i>Office Survey</i>	\$6,200
<i>Field Survey</i>	\$7,000
<i>Sub-Total Fee</i>	\$14,640
<i>Mileage</i>	\$420
<i>Fee Total</i>	<i>\$15,060</i>

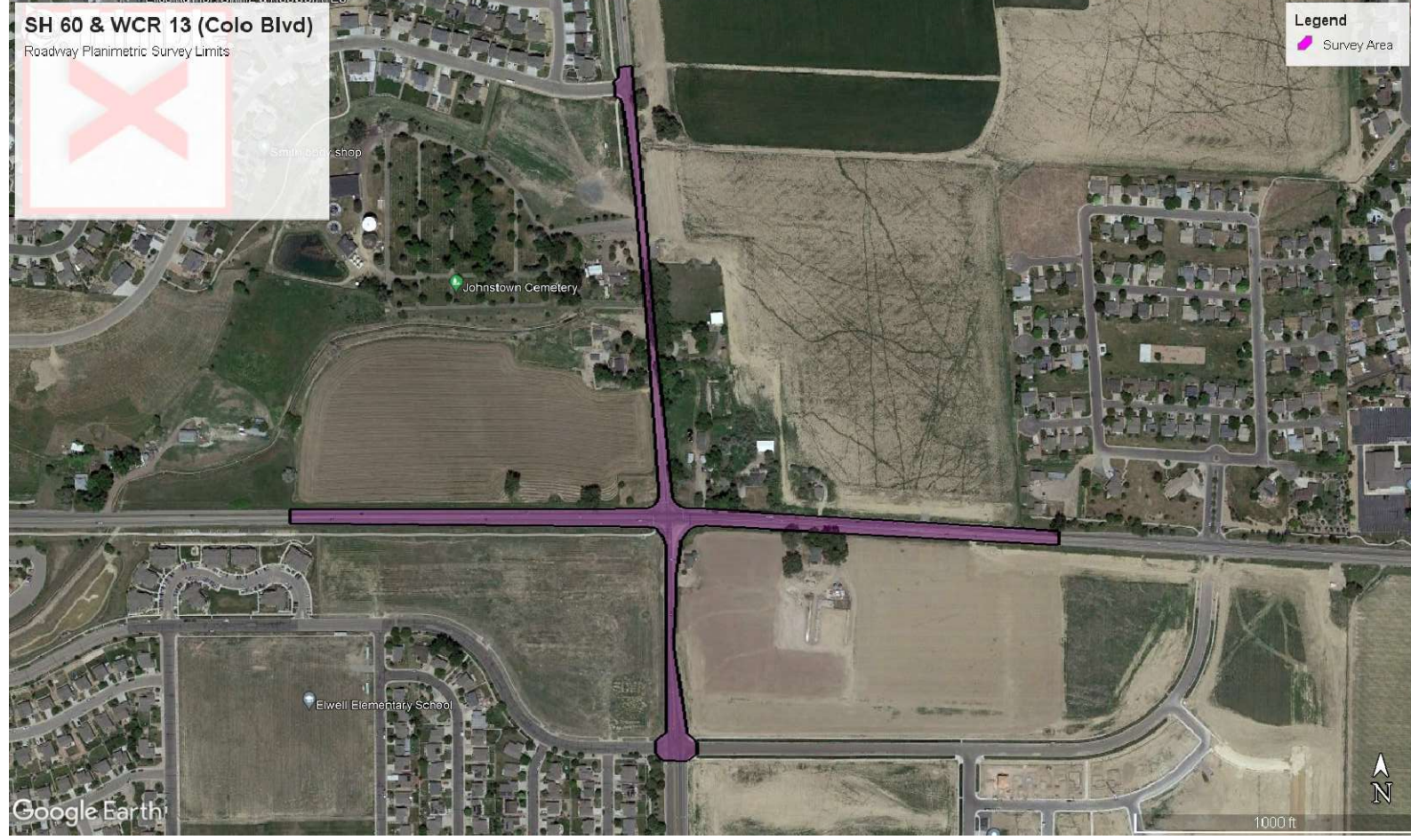
Please reach out to me at 720-771-8149 or ahildebrand@eugenelynn.com should you have any questions or concerns about the additional services. As noted, these are not likely costs that will be incurred, and they will not be billed if additional survey work is not identified. Easements and ROW plans already assembled will be completed within the original design budget.

Sincerely,



Amara L. Hildebrand
Partner

Figure 1



GEOTECHNICAL SCOPE OF WORK

Final Design for SH 60 and CR 13 Intersection Improvements Project
Benesch / Town of Johnstown, Colorado
January 27, 2025

The Town of Johnstown (Town) is planning improvements to the State Highway 60 (SH 60) and County Road 13 (CR 13) intersection. Improvements include design of a signalized intersection at SH 60 and CR 13, widening CR 13 to two through lanes in each direction through the intersection, and adding turns lanes where necessary. Ancillary items such as striping modifications, signage installation, curb ramp installations and upgrades, landscape modifications, and grading/earthwork are also planned for the improvements project.

RockSol has completed a preliminary geotechnical investigation and submitted a draft Geotechnical Report for preliminary design of the proposed improvements. Final design for the CR 13 ultimate layout and aux lanes on SH 60 includes:

- Pavement recommendation for ultimate Colorado Blvd (2 lanes in each direction Carlson Blvd to cemetery driveway), and
- Pavement recommendation for SH 60 widening (WB right turn lane, WB accel lane, EB accel lane).

No additional geotechnical boreholes are needed to support final design. For final design recommendations, the preliminary Geotechnical Report will be updated with final pavement design, traffic signal pole foundation, and roadway subgrade preparation requirements. The report will be reviewed, stamped, and signed by a Colorado Licensed P.E.

RockSol Consulting Group, Inc.
Fee Estimate for Geotechnical Investigation Services (Final Design)
SH 60 and CR 13 Intersection Improvements, Johnstown, Colorado
Prepared January 27, 2025

<i>Classification</i>	<i>Hours</i>	<i>Rate/Hour</i>	<i>Total Estimated Fee</i>
Administrative Assistant	4	\$110.89	\$443.56
Senior Geotechnical Engineer (Don Hunt)	4	\$269.92	\$1,079.68
Senior Pavement Design Engineer (Jay Goldbaum)	8	\$269.92	\$2,159.36
Geotechnical Engineering Staff (Madison Philips)	16	\$154.85	\$2,477.60
Senior Geologist (Ryan Lepro)	2	\$171.83	\$343.66
Total Labor			\$6,503.86
Other Direct Costs			
Total Other Direct Cost			\$0.00
Total			\$6,503.86

December 30, 2024

Johnny Olson, PE
Senior Project Manager, Benesch

Sent via email: jwolson@benesch.com

SUBJECT: Contract Modification 1- SH 60/CR 13 Intersection Improvements
Benesch Contract #152161.05, attached as Exhibit A. Horrocks project #CO-7153-23

Dear Mr. Olson:

Thank you for the opportunity to submit this contract modification and continue working with Benesch and the Town of Johnstown on the SH60/WCR 13 Intersection Improvement project.

Described below is a summary of work remaining necessary to complete acquisitions, a ditch crossing and utility/irrigation coordination, as well as an hourly rate increase for 2025.

**SUMMARY OF SERVICES PROVIDED BY HORROCKS
LAND ACQUISITION AND UTILITY COORDINATION**

1. Continued support to project team, including Town representatives in Public Engagement; letters, open houses, social media, etc. Serve as POC for affected and adjacent landowners, developers, stakeholders.
2. Coordination and communication of utility and irrigation providers and project team. Includes work with Consolidated Home Supply Ditch Company to obtain a crossing agreement
3. Shared spreadsheets with project status
4. Update Informational title reports
5. Document preparation, mailing and recording, as well as QA/QC of all documents
6. Conduct good faith negotiations with affected property owners
7. Waiver valuations, offer preparation and delivery. Appraisals have been contracted through Horrocks for an additional fee and are incorporated below.
8. Closing and recording of conveyance documents. Fee parcel takes will require title insurance unless the Town will be seeking parcel via a deed of dedication rather than conveyance via warranty deed.

SERVICES NOT PROVIDED BY HORROCKS LAND ACQUISITION

1. Engineering and ROW design plans
2. Project staking

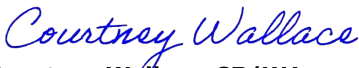
3. Legal review of documents

ASSOCIATED FEES

• Good faith negotiations	100 hours x \$175/hr	\$17,500.00
• Appraisals (up to 3)	3 x \$5000	\$15,000.00
• Utility coordination/Ditch Crossing	100 hours x \$175/hr	\$17,500.00
• Title Updates	5 x \$250	\$ 1,250.00
Total		<u>\$51,250.00</u>

If additional effort is needed beyond what is assumed above, a change order may be required for additional hours/scope. If work assignments are completed prior to reaching the total estimated cost, then the Benesch would not be liable for paying the entire quoted price. Should project efforts need to be continued into 2026 the above hourly fee will need to be updated.

Sincerely,



Courtney Wallace, SR/WA

ROW Acquisition and Utility Coordination



5250 Hanh's Peak Dr. Suite 220,
Loveland, CO 80537

Direct 720-577-1741

Mobile 970-999-4165

Email Courtney.wallace@horrocks.com

Web www.horrocks.com



January 3, 2025

DETAILED WORK PLAN FOR UTILITY ENGINEERING

Phase 1 – SUE Utility Designating

Phase 2 – SUE Utility Locating (Vacuum Excavations)

SH-60 and CR-13 – Johnstown, CO

Submitted to:

 **benesch**
Alfred Benesch & Company
 7979 East Tufts Avenue, Suite 800
 Denver, Colorado 80237
 p. 303.771.6868

Submitted by:

Utility Mapping Services

www.umsi.us



7100 N. Broadway, Unit 1D
 Denver, CO 80221
 p. 720.230.0780

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DETAILED WORK PLAN FOR UTILITY ENGINEERING

Phase 1 – Project Corridor Utility Investigation, 2-D QL B Utility Designating

Phase 2 – Utility Locating (Vacuum Excavations)

SH-60 and CR-13

Johnstown, Colorado

Executive Summary

Utility Mapping Services (UMS) scope of work is to perform utility engineering (UE, a.k.a. subsurface utility engineering or SUE) services as a sub-consultant for Alfred Benesch & Company (a.k.a. “Client”) which is the prime consultant under contract with the Town of Johnstown (a.k.a. “Owner”). A utility investigation will be executed in accordance with ASCE standards to designate and depict existing infrastructure for integration within the conflict analytic process and design.

Section 1 - Statement of Scope of Work

This work will be performed in accordance with ASCE 38¹, as well as Colorado Revised Statute CRS 9-1.5-103 and includes the following activities:

- Compilation of utility data (i.e. records and as-built information) acquired by UMS and others.
- Preparation of field books, log sheets, and crew scheduling and logistics for the initial utility designating field campaign.
- Phase 1: 2D QL B data acquisition (using electromagnetic (EM) induction, acoustic, and/or other geophysical technologies), characterization, and 2D depiction (CAD file) of existing utility infrastructure data to develop a reliably qualified base map and data set from which to develop and support future design, coordination, and construction decisions.
- Phase 2: Vacuum Excavations at specific utility target locations to be determined by the project design team and utility coordination staff.
- Populating utility data management system GEOfeature™ with hydraulic structure and test hole information from the field investigation.

**Note: QL refers to the quality level as described in ASCE 38.*

***Note: GEOfeature™ is a 3-D digital utility data repository designed to manage existing and new infrastructure as-built data in accordance with the new ASCE 75 standard. The repository includes a tablet and Web-GIS application for in-the-field utility data acquisition and viewing.*

¹ American Society of Civil Engineers, Construction Institute and Utility Engineering and Surveying Institute, Standard Guideline for Investigating and Documenting Existing Utilities. Reston, VA 2022.

Phase 1 Designating

Although Phase 1 utility designating of buried infrastructure will have goal of QL B (i.e., position is determined via a combination of geophysical, survey and engineering methods) some facilities such as non-conductive water are pragmatically designated to a mixture of QL C (i.e., based on surveyed surface features and record data), B, and A (i.e., exposed survey grade observations such as possible at manholes) during the Phase 1 field effort. Likewise, some non-conductive piping and/or ducts lacking tracer wire may be designated to QL D (i.e., based on evidence consisting of available record information and/or verbal accounts) during the Phase 1 effort. Data quality is improved as and where required during subsequent project utility engineering phases. Any utilities designated to QL C and/or QL D quality levels will be explained and described in the Phase 1 SUE existing utility report as to why a quality level below QL B has been used.

All work is intended to incorporate and stem from previous efforts performed by the Owner, Client and their consultants, and will be performed in compliance with applicable project design standards, procedures, and accepted engineering principles. Information contained within this SOW and corresponding labor and cost estimate is based on: project standards and deliverables; Federal Highway Administration (FHWA) *Avoiding Utility Relocations* (DTFH61-01-C-00024); FHWA guidelines for SUE; ASCE 38; Colorado Revised Statute CRS 9-1.5-103; and ASCE 75.

Phase 2 Locating

The Phase 2 investigation primarily consists of utility locating (discrete QL A vacuum excavated test holes). UMS and a vac truck contractor will perform excavation operations and the engineering survey of each test hole location. The test hole locations will need to be coordinated between UMS and project team based on identified utility conflicts and areas where more detailed data, including three-dimensional coordinates, are required to complete designs and mitigate/accommodate conflicts. For the purpose of this work, "locate" means to establish by engineering, surveying, drafting, and vacuum excavation practices the accurate horizontal and vertical position of subsurface utilities with vertical tolerances of generally 0.1 feet based on referenced benchmarks. Written logs for all test holes are utilized, derived elevations are transcribed onto CAD reference files, and "locate" points are mapped to Quality Level A on the plans.

Section 2 - Recommendations

Although not specifically requested by the Client, UMS strongly recommends the following locate methods be included with the utility mapping effort for this project:

- o Ground penetrating radar (GPR) sweep of the project area. UMS employs state-of-the-art multi-channel GPR with RTK GPS navigation and 3D time slice data processing software. This combined technology enables grossly enhanced investigative measures for searching for buried unknowns and provides useful depth information.
- o A project area sweep using a Geonics EM61-MK2 high sensitivity metal detector. This equipment is suitable for the detection of both ferrous and non-ferrous metal.

Note: Both of these sweeps can be completed during either Phase 1 or 2 field operations.

Additional work products the Client may wish UMS adapt into the work scope include:

- o Continuous 3-D profile data in lieu of vacuum excavations. UMS uses the Vivax-Metrotech Spar 300 electromagnetic induction system which derives 3D alignment data for conductive utilities. This tool can provide highly valuable, continuous 3D profile data, reducing the number of excavated test holes and Phase 2 costs.

- o CAD 3D modeling of the identified existing utilities for improved design, conflict analytics, and advanced resolution engineering

Section 3 - Project Limits

The project area is located at the intersection of SH-60 and CR-13 in Johnstown, CO. The project areas can be seen in Figures 1-3 below.

The designating of some individual utilities may extend beyond the noted SUE project limits to include surface features or structures which are necessary to complete QL C alignments. Table 1 presents the utility owners listed by Colorado 811 as being present within or nearby the project area, along with the estimated lineal footages which are the basis for the Phase 1 cost estimate. Table 2 presents the proposed utility designating quality levels for the various facilities that are anticipated.

Figure 1. Initial SUE Project Area

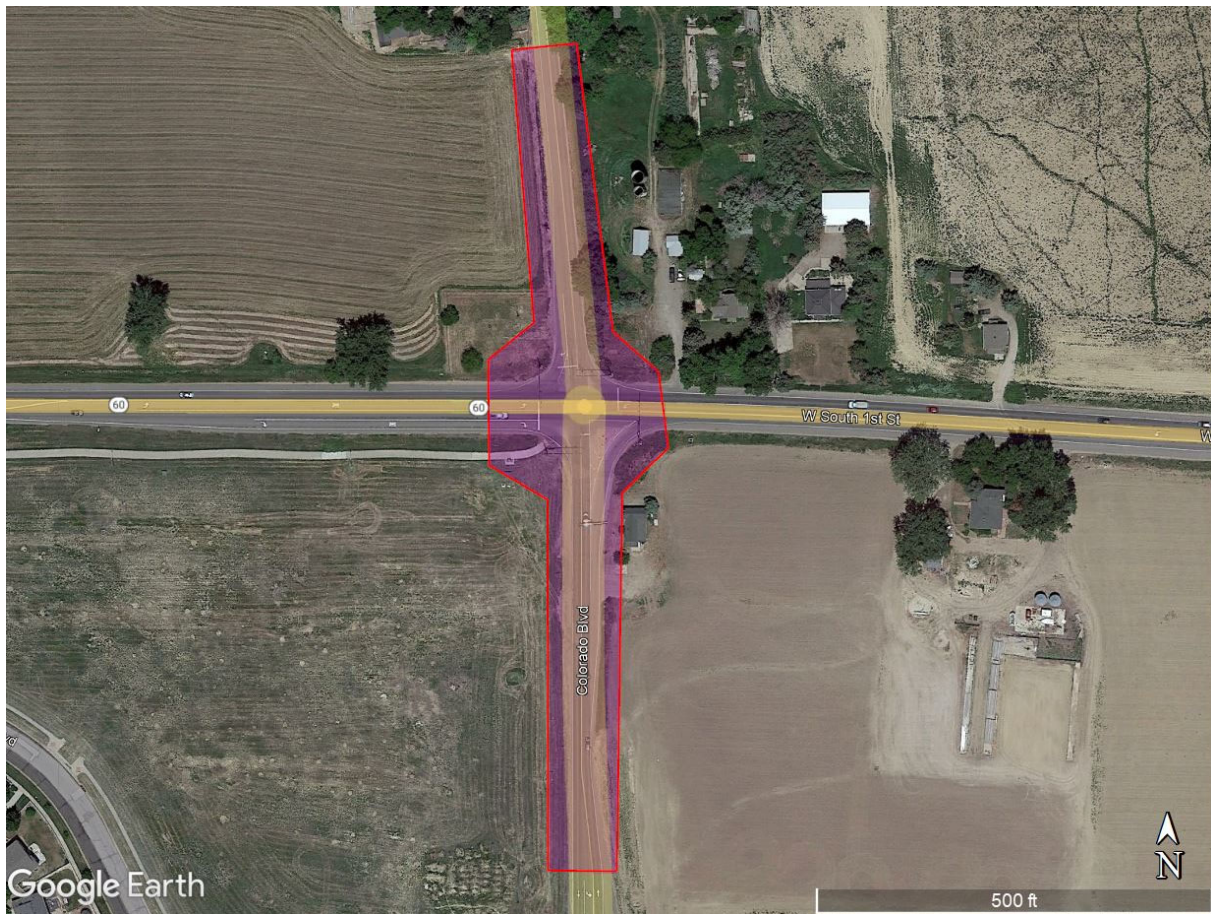


Figure 2. Northern SUE Extension Area

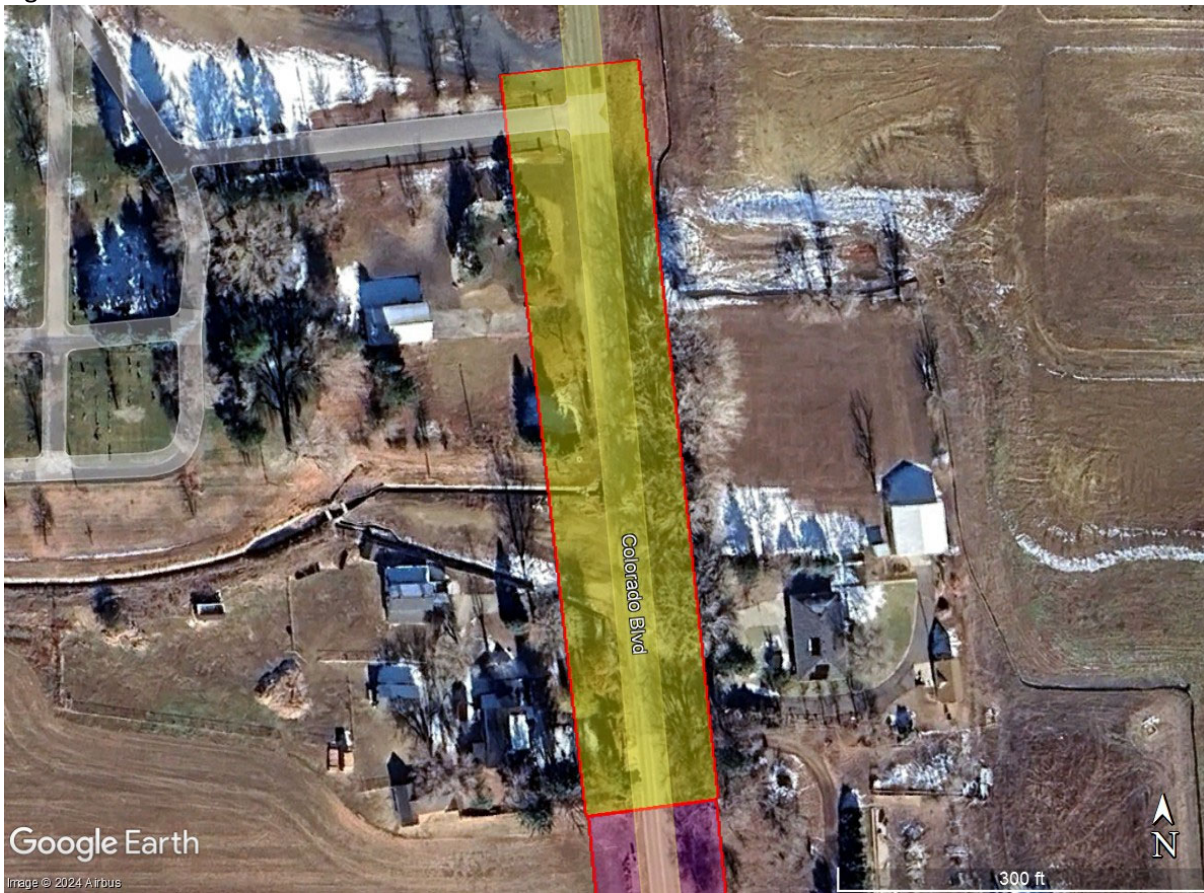


Figure 3. Southern SUE Extension Area

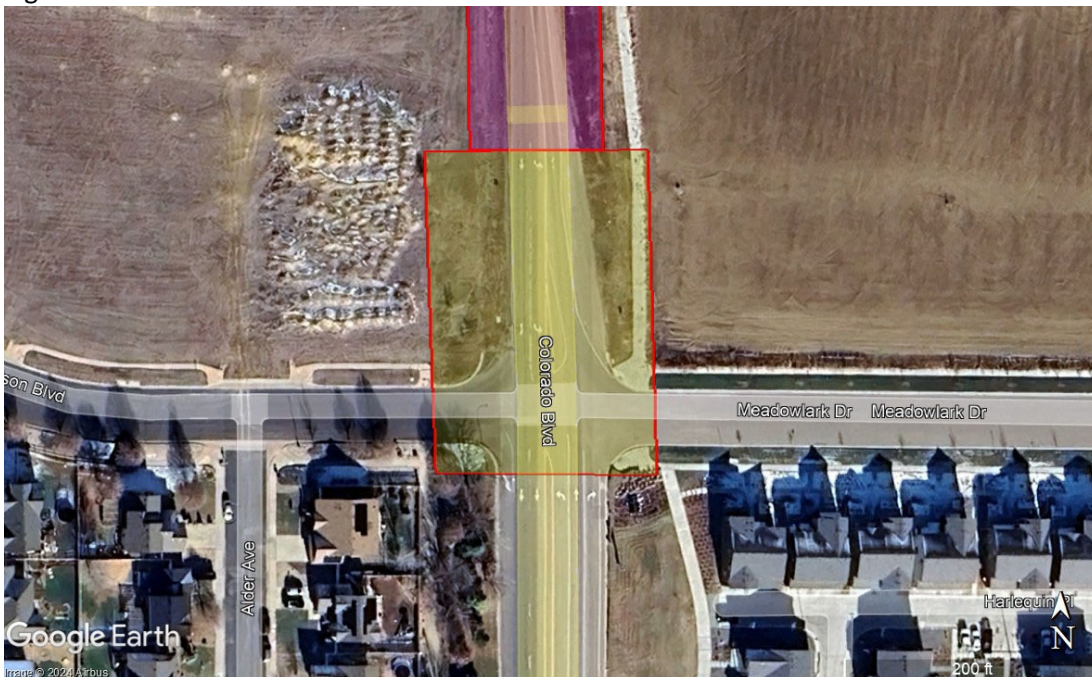


Table 1. Estimated Utility Linear Footages.

Owner	Utility	Estimated Linear Footage
CDOT	Electric, Traffic	1,200
City of Thornton	Fiber, Water	0
Civitas Resources	Gas, Electric, Water	0
Consolidated Home Supply Ditch	Irrigation	3,150
DCP Midstream	Pipeline	1,950
Lumen	Fiber, Telephone	6,700
Occidental Petroleum	Pipeline	0
TDS Telecom	Fiber, Telephone	3,200
Town of Johnstown	Water, Sewer	7,200
Western Midstream	Pipeline	250
Xcel Energy	Electric, Gas	7,350
	Total	31,000

*Record information not available at the time of estimate.

Table 2. Targeted designation of utilities for the subject project Phase I SUE investigation.

Utility Type (Buried)	Mains & Primary Laterals	Services / Secondary Laterals
Storm Drain	QL A at accessible inlets/outlets; QL C between accessible features	N/A
Sanitary Sewer	QL A at accessible inlets/outlets; QL C between accessible features	QL D
Culverts	QL A at accessible inlets/outlets; QL C between accessible features	N/A
Telecommunication	QL B	QL B
Cable TV	QL B	QL B
Natural Gas	QL B	QL B
Traffic Signals	QL B	N/A
ATMS	None Anticipated	N/A
Lighting	QL B	N/A
Water Mains	QL B	QL B
Buried Power	QL B	QL B
Private sprinklers	Not included in this scope of work; however, identified surface facilities encountered incidental to the field work will be noted.	N/A
Petroleum	None Anticipated	
Military Comm.	None Anticipated	N/A
Wells (Water, Crude Oil, Natural Gas)	Presently not included in this scope of work; however, wells encountered incidental to the field work will be noted.	N/A

Note: QL refers to the quality level as described in ASCE 38.

Section 4 - Project Deliverables

Utility Engineering deliverables include digital submittals of the following:

- CAD utility reference file based on Phase 1 and Phase 2 findings.
- Hydraulics summary report (pdf format).
- Vacuum excavation (test hole) summary report (pdf format).
- A P.E. sealed SUE existing utility plan set with quality level designations.
- A P.E. sealed submittal report summarizing this investigation with highlights of unusual findings.

In addition, UMS will provide ongoing interpretive support to assist design engineers and utility coordinators with subsequent findings and ensure submitted data is properly understood and utilized.

Section 5 - Project Assumptions

Phase 1 Assumptions:

- UMS utility research will stem from previous records investigation work performed by the Client. UMS requests all previously obtained records be provided upon Notice to Proceed. Reasonable efforts will be made to obtain supplemental utility records to produce the deliverables within the project schedule. The timely cooperation of utility owners may be necessary to develop the utility inventory map for facilities within the project area.
- All field work will be completed while the project corridor is clear of snow and ice.
- Labor to complete line of sight surveying is currently not included within this scope of work. UMS assumes RTK GPS/GNSS survey operations will be sufficient to map all utilities.
- Sufficient project survey control exists along the project corridor for RTK GPS survey operations; consequently, labor for establishing survey control is currently not included within this scope of work and the associated cost estimate.
- A maximum of three days of traffic control will be required for Phase I operations. Traffic control measures are not expected to require flagging operations.
- Confined space entry will not be required for this effort. All storm drainage, sanitary sewer, and any other measurements within confined spaces will be taken from the surface without entry into the confined space.
- Aerial clearance measurements will not be required for the Phase 1 effort. The locations of aerial wires, however, will be noted for clearance observations by others or during subsequent Phase 2 operations and are not included in this work scope and estimate.
- Vertical (depth and elevation) QL A observations will be tied to project control to an average accuracy of +/- 0.1 feet.
- UMS assumes all work will be completed during regular working hours (8:00 AM to 5:00 PM) and without start/stop time restrictions.
- Field crews will use paint to mark out the utility alignments and assume no paint removal will be required.

Phase 2 assumptions:

- Extreme weather conditions can significantly impact crew production rates and schedules. For this submittal, UMS assumes the project corridor will be clear of snow and ice during all field operations. UMS will keep the Client apprised of any schedule delays or budget impacts should current conditions affect the SUE field campaign.
- Client or Owner will obtain all necessary permits, right-of-entries, etc. (including private land access and railroad access) to allow UMS field personnel to work in areas outside of public right-of-way limits.
- UMS assumes that all work will take place during normal daytime working hours (7am to 5pm). Any work required outside of these hours, or any limitations applied to these work hours may result in additional costs and may affect the schedule UMS deliverables schedule.
 - UMS has not included any costs related to night work in this estimate. Should nighttime work be required, any equipment, special PPE, traffic control, lighting, coordination, and preparation, permitting etc. will need to be added to the Phase 2 cost estimate.
- Vacuum excavations which fail to expose the targeted utility after attaining a reasonable depth (10-feet) will still be considered a completed excavation. Vacuum excavations exceeding 10-feet in depth may require additional time and efforts that impact schedule and budget. UMS will coordinate with the client should this situation arise.
- A possibility exists that existing conditions (i.e. groundwater, large boulders) may prevent crews from exposing the targeted utility. In addition, utilities may be installed at a depth beyond the limits of the vacuum excavation equipment.
- The backfilling of each excavation will be accomplished with materials based on permit requirements.
- Specialty repairs are not included with this proposal. These may include replacement of concrete panels, hot patch repairs, T-patch repairs, etc.
- A maximum of 6 days of traffic control will be required for Phase 2 operations. Traffic control measures are not expected to require flagging operations.
- Each excavation is accessible to the vac truck and crew.
- Up to 4 caisson clearance holes. The caisson clearance excavations have a targeted width of 2-feet in diameter and up to 10-feet in depth. The Client will identify the caisson clearance hole locations.
- Up to 15 excavations in asphalt/concrete pavement which will require concrete/asphalt coring. Flowable fill will be used as backfill and perma-patch for surface restoration to repair the concrete/asphalt plug.
- An additional 15 excavations are assumed to be in the dirt, outside of the pavement areas.

Client and / or Owner will:

- **Obtain all necessary right-of-entries, security clearances, etc. (including private land access) to allow UMS field personnel to work outside the roadway right-of-way.**

- Provide information showing the project limits, alignment, profile, survey control points, benchmark data, coordinate data, relevant design and topographic CAD files, aerial photographs, and any other applicable information.
- Provide survey control information **prior** to UMS field crews arriving on-site.
- Provide any record or relevant survey or LIDAR information previously obtained by others.
- Assist UMS as necessary with obtaining permissions for access to private utility facilities.

UMS will perform the following coordination activities:

- Work closely with the Client and Owner to facilitate the orderly progress and timely completion of the approved tasks.
- Coordinate the work effort with the Client to discuss progress and resolve problems.
- Upon request provide the Client copies of logs and/or correspondence that document work-related communications between utility owners, outside agencies, and/or private landowners.
- Coordinate operations with private and public utility infrastructure owners.
- Obtain required One-Call (Call 811) tickets.
- Provide all necessary equipment, supplies, and support personnel to secure data outlined in this section.

Associated labor and costs may increase if actual conditions deviate significantly from those assumed for this estimate. UMS will work with the Client in good faith to complete operations in a timely manner and will negotiate new pricing if conditions encountered significantly deviate from those assumed.

The results of the Phase 1 and 2 efforts will be pertinent at the time in which field investigation operations are completed and are subject to change. Subsequent SUE investigations may be necessary to account for any new or changed utility installations.

Section 6 - Project Coordination

The UMS project management team will consist of:

- Project Manager, Alex Ramm-Hutchinson, arammhutchinson@umsi.us, 509.570.8448
- Project Engineer, Cameron Greer, P.E., cgreer@umsi.us, 406.422.9702
- Principal Engineer, Philip Meis, P.E., pjmeis@umsi.us, 406.552.0883

If required, a monthly progress report will be prepared by the project manager and submitted via email to Client project management to document the SUE investigation. During the project time frame UMS project management staff members can be available to meet in person with Client project management for any urgent reason. Cell phone numbers for all of the UMS project management team members will be available to the Client should immediate communication be desired.

Section 7 - Project Schedule

UMS can typically begin work within two weeks of receiving notice-to-proceed (NTP). Based on assumed conditions identified in this scope of work, the following is the estimated project schedule:

- The initial effort will consist of requesting record information from each utility owner in the area. Depending on utility owner response time, it may take **up to two weeks** to gather all the record prints and as-built information.

- Utility designating field operations are estimated to require approximately **8 days** for a 2-person field designating crew, with an **additional 5 days** required to complete the location survey. Field operations will generally begin shortly after the utility record information has been compiled. However, the **actual start date will be dependent on the field crew schedule and availability at the time NTP is provided.**
- Final submittals will require **three to four weeks** after the field work has been completed to include the QL B CAD drawing, utility database preparation, along with completion of QA review and discrepancy resolution efforts.
- The Phase 2 schedule will be developed after completion of the Phase 1 effort.

UMS, at its own discretion, may assign different personnel to perform tasks specified within the work scope and estimate based on staff availability and project schedule.

UMS is prepared to add crew members as necessary to ensure necessary production levels are met and submittals are timely for utility coordination and design development.

Appendix A

SUE and the ASCE 38 Standard Guidelines

Data collection activities will follow American Society of Civil Engineers, Construction Institute and Utility Engineering and Surveying Institute, *Standard Guideline for Investigating and Documenting Existing Utilities*. Reston, VA 2022. Perhaps the most significant contribution of the ASCE/CI standard is the development of a formalized procedure for qualifying and designating the general quality of the depicted individual facilities. The Table below summarizes the four quality level (QL) definitions included in the ASCE standard. Included with the definitions are comments on the relative positional accuracy for the corresponding quality levels.

Adherence to ASCE depiction standards along with the use of records research, geophysical methods, vacuum excavation, and engineering survey combined in a phased approach and guided by professional judgment, has often been referred to as Subsurface Utility Engineering (SUE). In proper context, SUE, or more recently simply referred to as “Utility Engineering”, is a rather complex and important series of engineering tasks, procedures and associated responsibilities established to manage risk, promote efficiency, and reduce costs; the utility mapping and designation of quality levels, in fact, provides the data set with which the utility engineering process begins. In a broader sense, utility engineering involves utilizing the qualified utility data sets to conduct the following engineering activities:

- systematically identify, itemize, and define apparent conflicts between proposed designs and existing utilities;
- optimize design development and mitigate utility conflicts;
- identify and accommodate other infrastructure, planned betterments and new installations;
- conduct effective utility coordination in which resolutions to conflicts are derived that serve the best interests of the public and all stakeholders involved;
- develop construction plans and bid documents which concisely identify and provide details of outstanding conflicts for construction planning, bidding, and execution; and
- encourage value engineering and mitigation of cost implications to all infrastructure systems which provide service to commerce, government, and the general public.

Protocols for SUE / utility engineering as established by the Federal Highway Administration (FHWA) and the applicable state DOT will be followed for this project. The SUE process utilizing the ASCE 38 standard guideline for acquiring and depicting existing utilities provides a framework to obtain and represent the requested utility information in a pragmatic and cost effective manner.

By ASCE 38 definition, utility record data is classified as quality level (QL) D and will cause inconsistent and erroneous interpretation due to the following: 1) utilities are inaccurately positioned and in reality may or may not pose as an issue for proposed construction; 2) utility installations may vary due to recent improvements or changes and may not be properly documented; 3) some existing facilities may not be reported or identified and are missing from the data set; and 4) incomplete or inaccurate records can likewise cause misleading and erroneous field markings by third party contract locators or utility owner field personnel. In addition, buried unknowns can cause deceptive geophysical phenomena and interference which severely alter induced current flow and distort corresponding electromagnetic fields; these issues commonly occur, are difficult to detect and decipher, and greatly complicate detection and interpretive efforts.

Consequently, ASCE 38 standard guidelines were developed to overcome these problems and permit systematic upgrading of utility data designation to QL C, B, and A to facilitate subsequent design, conflict resolution engineering, and utility coordination work. The ASCE/CI 38-02 guidelines require:

- calibrated geophysical prospecting methods performed by qualified, experienced field personnel;
- methodical field investigation and verification practices;
- research and field identification of installation type, size, and material;
- land survey methods to accurately tie data to project coordinates;
- supplemental field and records investigation to prevent overlooked facilities;
- quality assurance review that includes owner written confirmation of depicted facilities; and
- a qualified registered professional engineer of record who thoroughly understands geophysical theory, has experience with all issues and pitfalls associated with mapping buried infrastructure, directly oversees the effort, and is directly accountable for all aspects of the work product.

Limitations

Professional subsurface utility engineering services are to be performed in accordance with generally accepted engineering principles and practices at this time. Adherence to ASCE 38 standards and good practices by experienced utility engineering personnel typically ensures development of a very good data set; practical restrictions in budget, schedule, access and equipment, however, can limit acquisition and interpretation efforts. The Phase 1 effort retraces detectable utility alignments within the project area to obtain QL B data wherever possible, collating information from records obtained from the utility owners, and relating records with observable surface features. A possibility will always exist that abandoned, forgotten, non-detectable or undocumented utilities are not mapped using standard SUE procedures previously described. Utilities possessing characteristics mentioned below can be overlooked while following standard SUE investigative procedures:

1. Utilities without apparent records available, without apparent surface features, and not detected through standard search procedures.
2. Utilities with records which are illegible or incomplete.
3. Utilities that are inaccurately reported or inaccurately represented by the owner as lying a significant distance from the true position.
4. Abandoned utilities lacking records and apparent surface features, and are not detected through standard search procedures.
5. Utilities buried excessively deep (as a rule of thumb, utilities located deeper than 10 feet), beyond detection limits of standard designating equipment and standard vacuum excavation equipment.
6. Non-conductive utilities buried in clay soil and lacking apparent surface features.
7. Facilities installed subsequent to the utility designating field investigation effort.
8. Individual utilities in a common trench. Designating of common trench utilities can be difficult due to EM signal bleed over and difficulties in separating EM signals. Cathodic Protection connections between individual pipelines also increases the difficulty of determining individual pipe alignments.

9. QL B depictions of pipe alignments developed by means of tracer wire direct connection methods is dependent on the assumption that the tracer wire has been placed in close proximity to the associated pipe. Events such as lightning strike surges along tracer wires have caused damages to pipes, so installation practices now require that tracer wire is offset a safe distance (e.g., 1 to 2 feet) from the pipes. Users are cautioned that it is the tracer wire alignment that is recorded and depicted on the existing utility reference file and the assumption is made that this represents the alignment of the target pipe.

A pragmatic effort will be made to systematically designate and depict buried utilities within the corridor to the extent practical for the authorized project budget and schedule. UMS must be kept advised throughout the design process to: 1) assess subsequent verbal accounts or record evidence on infrastructure which do not agree with or contradict the submitted data set; 2) evaluate designer evaluation and usage of the qualified and depicted utility data, especially QL C and D data; and 3) provide recommendations for further utility investigations as deemed prudent.

Final utility plans are for design purposes only and reflect subsurface utility conditions at the time surveyed. Existing utility locations depicted on the plans do not supersede statutory mandates including Colorado 811 notification; the contractor shall call 811 two business days prior to construction and obey mandates as required by law. The Client and UMS should be notified of any discrepancies between the utility designating results and Colorado 811 notification markings, and caution shall be used by the contractor until discrepancies are resolved.

Contractor shall call the utility notification service (Colorado 811) before excavating as required by Law.

Utility Mapping Services
Cost Proposal for Phase 1 Utility Investigation

Project Name: **SH-60 and CR-13**

UMS Project No: **11951.1**

Date: **January 3, 2025**

Owner: **Town of Johnstown**

Contact: **Johnny Olson**

Address: **7979 East Tufts Avenue, Suite 800, Denver, CO 80237**

Phone: **303-771-6868**

Email: **jwolson@benesch.com**



Utility Mapping Services

7100 N. Broadway, Unit 1D

Denver, CO 80221

720.230.0780

www.umsi.us

email: **arammhutchinson@umsi.us**

Subsurface Utility Engineering - Phase 1 Assumptions: 9050 linear feet of utilities

A two man designating crew for 2 days

An engineering survey for 1 days

Project Task No.	Project Task Description	Project Manager	Project Engineer	Senior Engineer	Principal Engineer	Field Ops Manager	Party Chief	SUE Field Specialist II	SUE Field Specialist I	Staff Engineer	Administrator	Total Hours
1100	Project Preparation and Management, Meetings	4.00	4.00		2.00		2.00	2.00		1.00	1.00	16.00
1200	Records Research and Review	1.00					1.00	1.00				3.00
1300	Mobilization						5.00	5.00		2.00		12.00
1400	Field Designating						16.00	16.00				32.00
1500	Engineering Survey									8.00		8.00
1600	CADD Development		6.00									6.00
1700	Database Development		4.00									4.00
1800	Project Documentation & QA/QC	4.00	4.00		4.00		2.00	1.00		2.00		17.00
1900	Submittal Preparation	4.00	8.00		4.00						1.00	17.00
Phase I Hours		13.00	26.00	0.00	10.00	0.00	26.00	25.00	0.00	13.00	2.00	115
Billing Rates		206.82	204.15	209.82	211.84	168.60	148.83	125.58	90.00	171.66	176.97	
Total Billing Rates		2688.67	5307.85	0.00	2118.44	0.00	3869.54	3139.50	0.00	2231.56	353.94	19709
Phase I Labor Costs												19709.49

Alternate Employee Classifications	Rates
Staff Geophysicist	\$ 161.78
Geophysics Technician	\$ 159.28
Engineering Technician	\$ 129.99

**Employee Classifications may vary based on scheduling and availability.

Item	Unit	No. of Units	Unit cost	
CADD Station	hour	6.00	7.75	46.50
Survey Equipment (Trimble R8 RTK GPS)	day	1.00	198.00	198.00
Geofeature Database Fee	hour	4.00	27.00	108.00
Specialty Field Vehicle	mile	500.00	0.70	350.00
Total Direct Costs				702.50

UMS Services **\$20,411.99**

Traffic Control (does not include flaggers)	day	1.00	1500.00	1500.00
Permits (Fee assumed to be waived)	ea	0.00	500.00	0.00

*traffic control and permit costs are approximate; actual costs will be invoiced.

THIS ESTIMATE IS VALID FOR 60 DAYS FROM THE DATE POSTED AT THE TOP OF THIS PROPOSAL

Additional Phase 1 Budget Needed \$21,911.99

Utility Mapping Services
Cost Proposal for Phase 2 QL A Utility Investigation

Project Name: **SH-60 and CR-13**

UMS Project No: **11951.2**

Date: **January 3, 2025**

Owner: **Town of Johnstown**

Contact: **Johnny Olson**

Address: **7979 East Tufts Avenue, Suite 800, Denver, CO 80237**

Phone: **303-771-6868**

Email: **jwolson@benesch.com**



Utility Mapping Services

7100 N. Broadway, Unit 1D

Denver, CO 80221

720.230.0780

www.umsi.us

email: arammhutchinson@umsi.us

Subsurface Utility Engineering - Phase 2 Utility Investigation: Assuming 30 vacuum excavation holes on utilities less than 7-feet in depth, 15 holes in pavement, and 15 in dirt.

Project Task No.	Project Task Description	Project Manager	Project Engineer	Senior Engineer	Principal Engineer	Party Chief	SUE Field Specialist II	SUE Field Specialist I	Staff Engineer	Administrator	Total Hours
2100	Work Plan, H&S, Traffic, Permits	8	4		2	4				2	20.0
2200	Mobilization					13					13.0
2300	Test Hole Staking/Designating					4					4.0
2400	Utility Locating					48					48.0
2500	Engineering Survey					4					4.0
2600	CADD Development		4								4.0
2700	Database Development		4								4.0
2800	Project Documentation & QA/QC	2	3		2	4					11.0
2900	Submittal Preparation	4	4		2					2	12.0
Phase II Hours		14.0	19.0	0.0	6.0	77.0	0.0	0.0	0.0	4.0	120
Billing Rates		206.82	204.15	209.82	211.84	148.83	125.58	90.00	171.66	176.97	
Total Billing Rates		2895.49	3878.81	0.00	1271.06	11459.79	0.00	0.00	0.00	707.88	20213.03
Labor Costs											20213.03

Item	Unit	No. of Units	Unit cost	
CADD Station	hour	4.00	7.75	31.00
Survey Equipment (Trimble R8 RTK GPS)	day	1.00	198.00	198.00
Geofeature Database Fee	hour	4.00	27.00	108.00
Specialty Field Vehicle	mile	600.00	0.70	420.00
Total Direct Costs				757.00

UMS Services **20970.03**

Vacuum Excavation Truck and Crew	ea	30.00	730.00	21900.00
Pavement Coring and Repair	ea	15.00	325.00	4875.00
Permits	ea	1.00	1800.00	1800.00
Traffic Control (does not include flaggers)	day	6.00	2200.00	13200.00

Vendor Services, Permits, Traffic Control **41775.00**

*traffic control, vac truck and permit costs are approximate; actual costs will be invoiced.

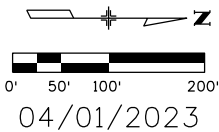
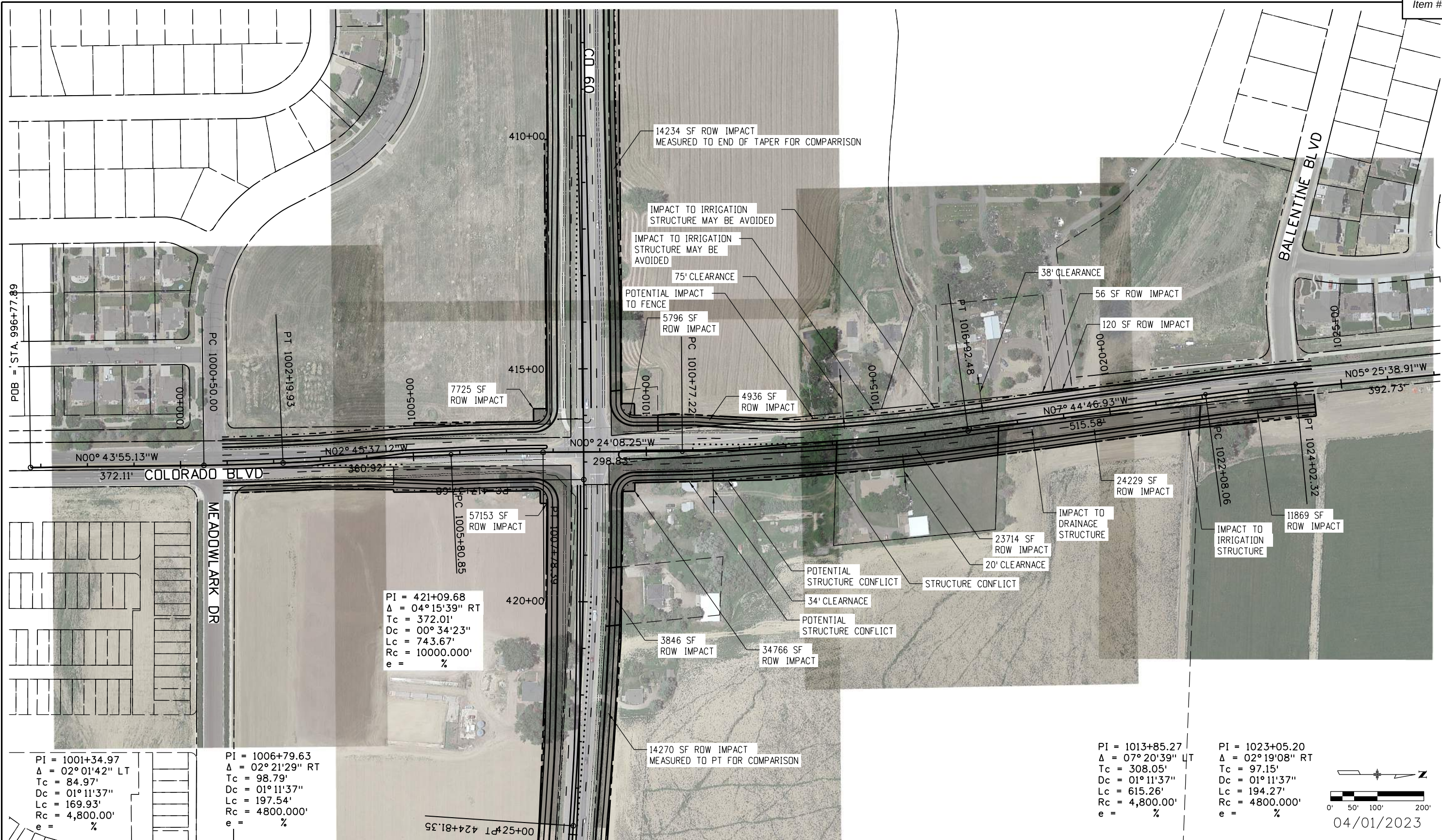
THIS ESTIMATE IS VALID FOR 60 DAYS FROM THE DATE POSTED AT THE TOP OF THIS PROPOSAL

SUE Phase 2 Total **\$62,745.03**

Current Remaining Budget **\$33,000.00**

Additional Phase 2 Budget Needed **\$29,745.03**





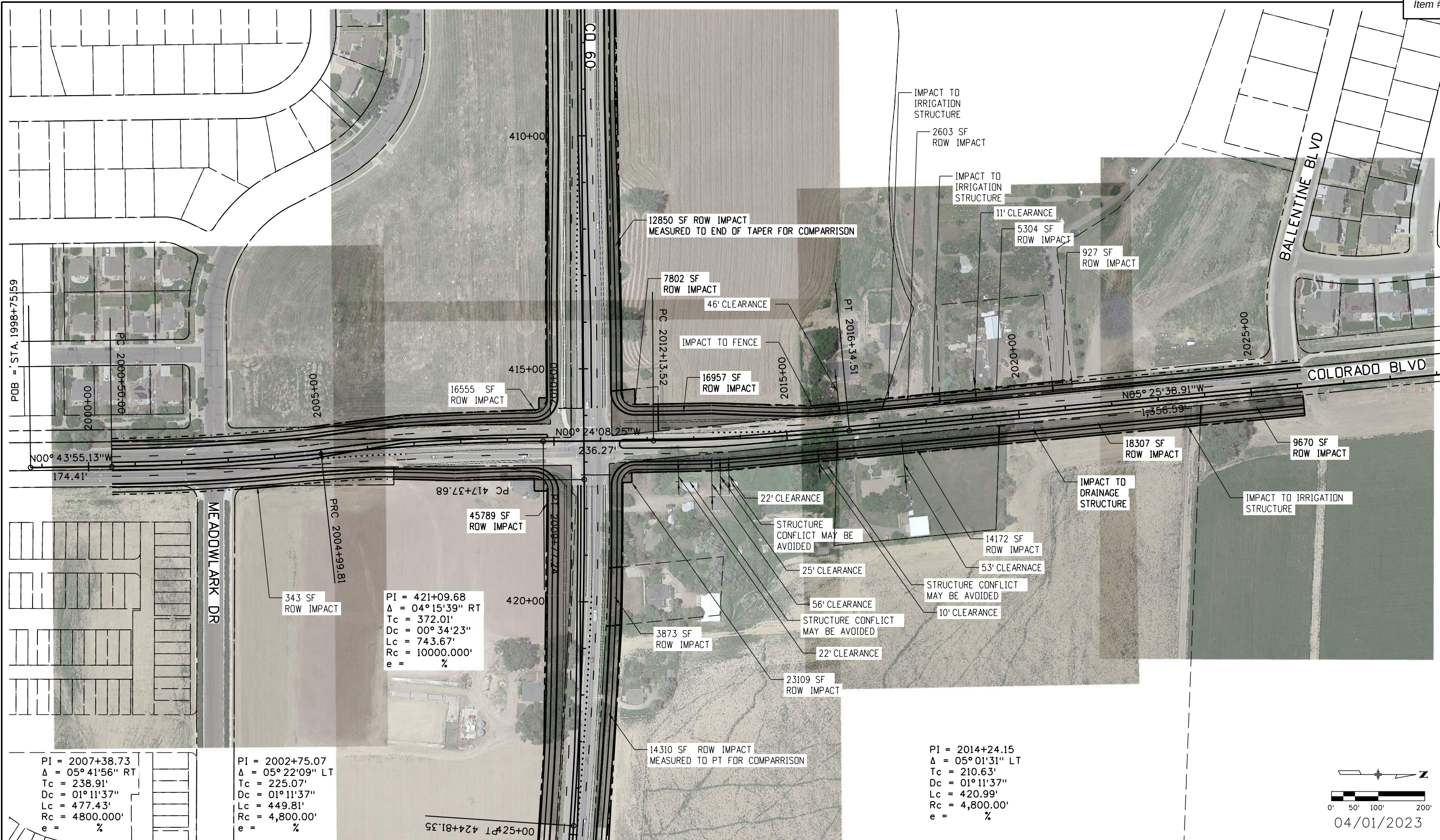
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Horiz. Scale: 1:200 Vert. Scale: As Noted

benesch
Alfred Benesch & Company
7979 E Tufts Ave, Suite 800
Denver, Colorado 80237
303-771-6868 Proj. 152161.05

Sheet Revisions			
Date:	Comments	Init.	

Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534
Phone: 970-587-4664
FAX: 970-587-0141

As Constructed		CD 60 & COLORADO BLVD INT. IMP. ALTERNATE 01 CENTERED ALIGNMENT			Project No./Code	
No Revisions:		Designer: JTS			Project No.	
Revised:		Detailer: JTS			Code	
Void:		Sheet Subset: OPTIONS			Sheet Number	
		Structure Numbers				
		Subset Sheets: ALT01 of 03				



Print Date: 3/29/2023
File Name: 152161.05EXHIBIT-C060&C0Blvd_Alternatives.dgn
Horiz. Scale: 1:200 Vert. Scale: As Noted



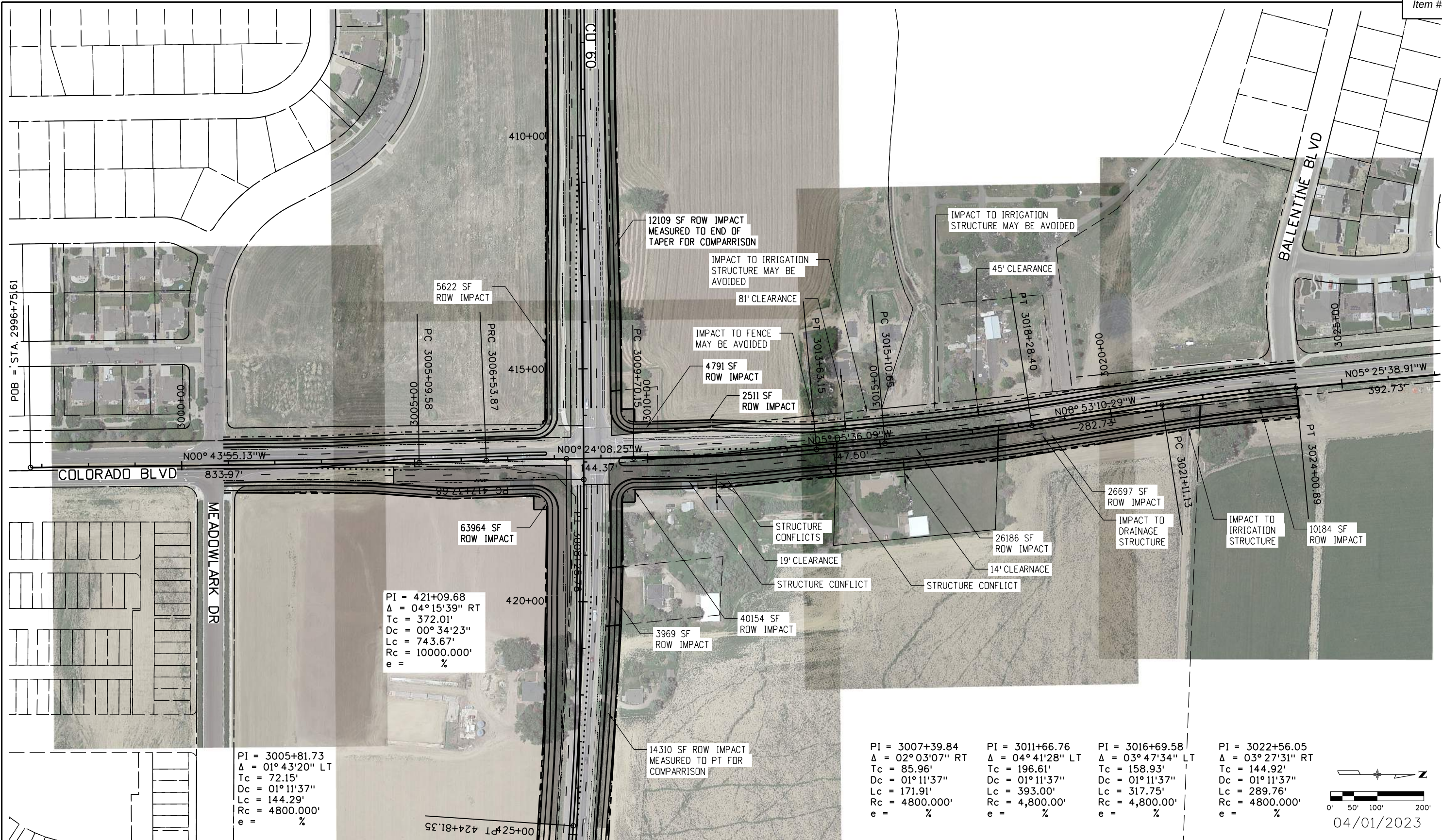
Alfred Benesch & Company
7979 E Tufts Ave, Suite 800
Denver, Colorado 80237
303-771-6868 Proj. 152161.05

Sheet Revisions			
Date:	Comments	Init.	



Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534
Phone: 970-587-4664
FAX: 970-587-0141

As Constructed		CD 60 & COLORADO BLVD INT. IMP. ALTERNATE 02 WEST SHIFT			Project No./Code	
No Revisions:		Designer: JTS			Project No.	
Revised:		Detailer: JTS			Code	
Void:		Sheet Subset: OPTIONS			Sheet Number	
		Structure Numbers				
		Subset Sheets:AL T02 of 03				



Print Date: 3/29/2023
File Name: 152161.05EXHIBIT-C060&C0Blvd_Alternatives.dgn
Horiz. Scale: 1:200 Vert. Scale: As Noted



Alfred Benesch & Company
7979 E Tufts Ave, Suite 800
Denver, Colorado 80237
303-771-6868 Proj. 152161.05

Sheet Revisions			
Date:	Comments	Init.	



Johnstown
Colorado

Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534
Phone: 970-587-4664
FAX: 970-587-0141

As Constructed	CD 60 & COLORADO BLVD INT. IMP. ALTERNATE 03 EAST SHIFT			Project No./Code
No Revisions:				Project No.
Revised:	Designer: JTS	Structure Numbers		Code
Void:	Detailer: JTS			
Sheet Subset: OPTIONS		Subset Sheets:AL T03 of 03		Sheet Number

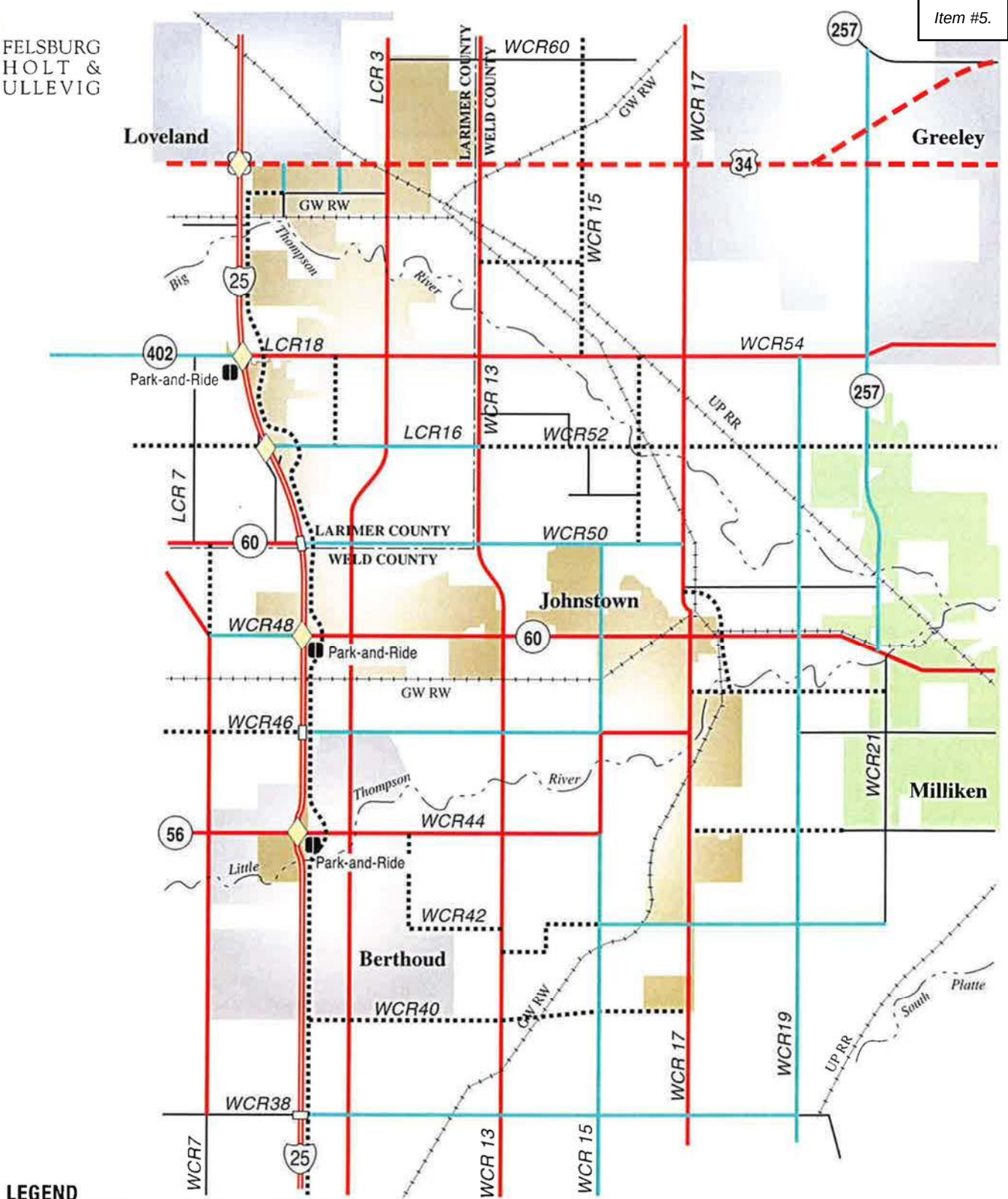


Figure 11
Roadway Plan



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 19, 2025

SUBJECT: Zoning Case No. ZON24-0006 – Concept Plan Review

ACTION PROPOSED: **No Action – Public Review and Feedback Only**

ATTACHMENTS:

1. Planning & Zoning Commission Staff Report
2. Minutes from January 8, 2025, PZC Meeting
3. Application
4. Project Narrative
5. Concept #1
6. Concept #2
7. Concept #3
8. Staff Presentation
9. Applicant Presentation

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

BACKGROUND AND HISTORY:

On January 22, 2022, Johnstown North Investments, LLC (“Applicant”), submitted a Land Use Application & Cost Reimbursement Agreement to request annexation and zoning designation for approximately 94 acres of land in Weld County. The subject property is located in the northeast quarter of section 6 and the northwest quarter of section 5, township 4 north, range 67 west of the P.M. More specifically, it is located west of Telep Avenue (Weld County Road 15), west of the existing Thompson Parks Baseball Fields and immediately north of the Rolling Hills Ranch subdivision. Additional historical and background information regarding the application is provided in the Planning & Zoning Commission staff report dated January 8, 2025 (Attachment #1).

PLANNING & ZONING COMMISSION REVIEW

On January 8, 2025, the Planning & Zoning Commission (Commission) convened a regular meeting and held a public review for this project. Staff introduced the project to the Commission, and the Applicant provided information regarding the concept plans. The Commission asked multiple questions of the applicant and then the Chair invited members of the public to provide input and make comments.

To summarize, the Applicant provided three different concept plans for discussion:

- Concept #1: Mixed residential neighborhood with single-family detached lots and multi-family product (apartments). This plan is based on PUD zoning.
- Concept #2: Single-family detached neighborhood with two different lot sizes. It is staff's understanding that this concept would be based on a blend of the current and previous land use codes.
- Concept #3: Single-family detached neighborhood with one lot size throughout. This plan was based on the SF-1 zoning designation from the previous land use code.

During the meeting, the Applicant communicated to the Commission that they would not pursue the development of Concept #3 and stated that their preference was to move forward with Concept #1.

As reflected in the minutes for the meeting (Attachment #2), both the Commission and members of the public were most vocal about the following topics:

1. Opposition to the multi-family (apartment) product;
2. A strong desire to have an open-space buffer between the subject property and the Rolling Hills Ranch subdivision that would include pedestrian infrastructure; and,
3. Lot sizes that are complementary to those in the Rolling Hills Ranch subdivision, especially along the shared boundary.

CONCEPT #1 – CURSORY ANALYSIS

This is the Applicant's preferred plan and is comprised of a mixed residential neighborhood design. Under this concept, there are two detached options (5,300 and 6,300 square foot lots) and multi-family apartments. Since the original application for this project was submitted prior to the adoption of the current Land Use & Development Code (LUDC), it is being evaluated under the previous code. Under the prior LUDC there are three residential zoning designations:

- Single-Family Residential (SF-1): Single-family detached dwellings;
- Single-Family Attached Residential (SF-2): Single-family attached dwellings (duplex and townhouse) or two (2) or more units, but not more than six (6); and,

- Multifamily Residential (MF-1): Multifamily dwellings of two or more units.

The above zoning designations can support all types of residential development and are appropriate for the vast majority of project types. For projects that are so unique, provide substantial community benefit, and do not fit into one of the aforementioned zoning designations, the LUDC offers a zoning designation called Planned Unit Development (PUD) zoning.

EXISTING LAND USE

The subject property is located in a Low Density/Intensity (LDI) land use area. Pursuant to the Town's 2021 Comprehensive Plan, "Low Density/Intensity areas 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."

Comparatively, the Medium Density/Intensity (MDI) land use area "will generally be characterized by a more balanced, and wider-ranging mix of land uses – incorporating walk-up apartment buildings, townhomes, small lot (3,500 – 5,000 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational centers." The purpose of comparing the Low and Medium Density/Intensity land use areas is to demonstrate how the character of development intensifies between land use designations. For example, walk-up apartments are envisioned and expected in the MDI area, but not in the LDI area.

ZONING

R-1 zoning, which is the current equivalent of SF-1 zoning from the prior LUDC, exists to the immediate south and east of the project site. Properties to the immediate north and west are still in unincorporated Weld County and are zoned for agricultural uses.

The vast majority of Rolling Hills Ranch (immediately south) is made up of single-family detached lots; however, there is attached product in the southeast corner of the neighborhood. It is important to note, the attached housing product in Rolling Hills Ranch was developed under PUD zoning, not the SF-1 zoning that covers the balance of the neighborhood. Consistent with the subject property, Rolling Hills Ranch is also located in an LDI land use area and has been developed pursuant to the LDI vision listed above.

Apartment development under the prior code was relegated to the MF-1 zoning district, with the intent "to provide for residential development of multifamily dwellings in areas where such development would be compatible with surrounding uses and when such intensive use would not create service problems."

For comparison, the SF-2 zoning district in the prior code "is intended to provide for residential development of single-family attached dwellings of the "duplex" or "townhouse" type, where all

dwelling units have ground level occupancy and private entrances, at relatively low density, and where such development would be compatible with surrounding residential uses.”

CONCLUSIONS

The information provided above is meant to demonstrate that mixed residential projects like the one presented in Concept #1 can be developed under traditional zoning designations, provided they meet the intent of the underlying land use area and are compatible with surrounding uses. Lastly, it is not uncommon for a larger property to have multiple zoning designations. For example, the subject property is 94 acres. It would not be out of the ordinary to assign some portion of the land SF-1 and the remainder SF-2. Again, this is predicated on the fact that the proposal meets the intent of the land use area and is compatible with surrounding uses.

PUD ZONING

Pursuant to Section 16-301(a) of the prior LUDC, the purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. In addition, pursuant to Section 16-302(a)(1), the intent of the PUD-R District is to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development.

The Applicant’s preferred concept plan is based on PUD zoning. For consideration of PUD zoning, the applicant will have to provide evidence and craft findings demonstrating eligibility under the aforementioned sections of the prior LUDC. In addition, they will have to demonstrate how they are meeting the vision and intent of the LDI land use area. Lastly, the Applicant will be required to identify each standard from the LUDC that they are not able to meet and provide explanations as to why they cannot meet said requirements.

PROCESS:

No formal action shall be taken by the Town Council for this review; however, Councilmembers are encouraged to provide comments as they see fit. Notices were mailed to all property owners within 800 feet of the subject property advertising the public review of this project at this meeting.

The next step in this process will require a formal request from the Applicant for zoning. Staff will analyze the request and make a recommendation to the Planning & Zoning Commission (Commission) for consideration at a public hearing. Upon review by the Commission, they will make a recommendation to the Town Council, which will also require a public hearing. Notices for both public hearings will be published in the Johnstown Breeze when meeting dates are determined. Everyone within 800 feet of the subject property will receive two mailed notices, one for each public hearing.

PUBLIC NOTICE

Notice for the Town Council meeting was published in the Johnstown Breeze, on Thursday, February 6, 2025. Notices were mailed to all property owners within 800 feet of the subject property.

RECOMMENDED ACTION: N/A

Reviewed and Approved for Presentation,



Town Manager



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

PLANNING & ZONING COMMISSION AGENDA COMMUNICATIONS

AGENDA DATE: January 8, 2025

SUBJECT: Zoning Case No. ZON24-0006 – Concept Plan Review

ACTION PROPOSED: **NO ACTION – Public Review and Feedback Only**

ATTACHMENTS:

1. Application
2. Project Narrative
3. Proposal #1
4. Proposal #2
5. Proposal #3

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

BACKGROUND AND HISTORY:

On January 22, 2022 Johnstown North Investments, LLC (“Applicant”), submitted a Land Use Application & Cost Reimbursement Agreement to request annexation and zoning designation for approximately 94 acres of land in Weld County. The subject property is located in the northeast quarter of section 6 and the northwest quarter of section 5, township 4 north, range 67 west of the P.M. More specifically, it is located west of Telep avenue (Weld County Road 15), west of the existing Thompson Parks Baseball Fields and immediately north of the Rolling Hills Ranch subdivision.

In January of 2024, the Planning & Zoning Commission (Commission) held a public hearing to consider the Larson Annexation (Case No. ANX22-0001). At the applicant's request, the consideration of zoning was removed from that agenda. The Commission recommended approval of the annexation by unanimous vote. On February 21, 2024 the Town Council approved Ordinance 2024-241, on first reading, for the annexation of the Larson Annexation. Ordinance 2024-241 was subsequently approved on second reading at the Town Council meeting of March 4, 2024.

Pursuant to state law, newly annexed land must be zoned within 90 days of annexation. On June 3, 2024, the Town Council approved Ordinance 2024-252, on first reading, establishing H-A (Holding-Agriculture) zoning for the subject property. The ordinance was approved on second reading at the Town Council meeting of June 17, 2024. The H-A zoning designation was meant as a placeholder until a more permanent zoning designation was proposed.

Prior to making a formal request for new zoning, the applicant requested a review of their concept plans in a formal setting. Pursuant to Section 17-2-2(D)(1) of the Land Use & Development Code, an applicant may present concept plans for public review by the Planning & Zoning Commission and Town Council to solicit their feedback, without the risk of formal approvals and/or denials.

INFORMATION

Proposal #1

This proposal is based on PUD zoning under the previous Land Use and Development Code (LUDC) and consists of both single-family detached and multi-family housing products. Project zoning is eligible for consideration under the prior code, because the project was submitted when the prior code was in effect. A total of 463 units are proposed under the plan, broken down as follows:

- 5,300 square foot lots – 213
- 6,300 square foot lots – 106
- Multi-Family – 144 units

Density under this proposal is approximately 4.9 dwelling units per acre.

Pursuant to Section 16-301(a) of the prior LUDC, the purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. In addition, pursuant to Section 16-302(a)(1), the intent of the PUD-R District is to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development. For consideration of PUD zoning, the applicant will have to provide evidence and craft findings demonstrating eligibility under Sections 16-301(a) and 16-302(a)(1), respectively.

Proposal #2

This proposal is comprised of 360 single-family detached lots, broken down as follows:

- 5,300 square foot lots – 233
- 6,300 square foot lots - 127

Project density under this concept plan is approximately 3.8 dwelling units per acre.

This design is based on a blending of the current and prior LUDC, wherein the project would be zoned under a zoning designation from the current LUDC but would require relief from certain current zoning standards. In order to consider the proposed departures from the current requirements, the applicant would have to provide evidence and craft findings demonstrating the need for variances. Variances are regulated under Section 17-2-8 of the LUDC, including explicit review criteria.

Proposal #3

This proposal is based on the SF-1 zoning designation under the previous LUDC and is comprised entirely of single-family detached lots, all with the same dimensions:

- 6,300 square foot lots – 331

Project density under this concept plan is approximately 3.5 dwelling units per acre.

No special requests, variances, or departures from the LUDC have been identified with this concept plan.

NEIGHBORHOOD MEETING

A Neighborhood Meeting for this project was held on December 4, 2024, at the Johnstown YMCA; the meeting started at 6pm. Notices for this meeting were mailed to all property owners within 800 feet of the subject property. The meeting was well attended by members of the public, with an estimated 25 – 35 attendees. The applicant gave a brief overview of the three proposals and opened the meeting for comments and questions. A summary of the comments is listed below:

- Multi-Family – How many buildings, units, and product type?
- Pipeline Easement – Width?
- Installation of Sidewalks?
- Roadway Improvements?
- Detention Ponds?
- Connectivity to Rolling Hills?
- Request for an open-space buffer between Rolling Hills and subject property.
- Request to mirror lot sizes along shared boundary with Rolling Hills.
- Request for an east-west pedestrian path along shared boundary with Rolling Hills.
- Request for uniform fences/walls for new lots that face Rolling Hills.
- Privacy concerns.
- Impacts to schools and safety of children?

- How do proposed lot sizes compare to lots in Rolling Hills?
- Will there be a road stub to the north?
- Fire safety concerns.
- Parking issues from ballfields.
- Emergency access?
- Utility demands?
- Model home locations?
- Some people are opposed to a connection with Rolling Hills.
- Multiple people expressed opposition to multi-family development.
- Questions about the process for this project.
- Request for pedestrian infrastructure between the shared boundary with Rolling Hills.

Members of the public were most vocal about the following topics:

1. Opposition to the multi-family product;
2. A strong desire to have an open-space buffer between the subject property and the Rolling Hills subdivision that would include pedestrian infrastructure; and,
3. Lot sizes that are complementary to those in the Rolling Hills subdivision, especially along the shared boundary.

PROCESS:

No formal action shall be taken by the Commission for this review; however, the Commission is free to provide comments as they see fit. Notices were mailed to all property owners within 800 feet of the subject property advertising the public review of this project at this meeting.

RECOMMENDED ACTION: N/A



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 8, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, Jeanneret, Urban, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Jeanneret and Seconded by Commissioner Abel. The motion was passed 7/0.

APPROVAL OF MINUTES

A motion to approve November 13, 2024, Meeting was made by Commissioner Flores and Seconded by Commissioner Jeanneret. The motion was passed 7/0.

PUBLIC COMMENTS - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No Public Comment was made.

NEW BUSINESS

Zoning Case No. ZON34-0006 -CONCEPT REVIEW for Larson Zoning

Planning Director Mr. Gleim introduced the project and invited the applicant to present their concept plans.

Mr. Buckendorf discussed the project's history, including certain policy positions that had changed at the Town due to staff turnover. He further explained that the project was being reviewed under the prior Land Use Code because of the timing of the original application. The applicant stated that the purpose of presenting concept plans was to gain clarity on the Town's position related to PUD zoning.

Mr. Buckendorf presented Concept #1, which is based on PUD zoning and is their preferred option. As part of the presentation, the applicant stated that the proposed mixture of housing types presented in Concept #1 could not be achieved through traditional straight zoning, thus the request for PUD zoning.

Mr. Buckendorf presented Concept #2, which is based on traditional straight zoning. The applicant stated that this plan was not preferred due to the homogenous nature of the project. The presentation concluded with the applicant restating their preferred concept.

Commissioner Campbell expressed concerns about “for-rent” product. The applicant stated that the single-family product shown in Concept #1 would not be rental product, and only the multi-family product would be rented. He also stated that the project would be virtually identical to the Clearview project, including the same floor plans and buildings. Commissioner Campbell asked about the fit of the design pursuant to surrounding developments.

Mr. Gleim clarified that the prior land use code included traditional zoning designations for which the proposed concept plan could potentially fit and that PUD zoning is not the only option for building this type of development. Mr. Buckendorf disagreed, stating that based on their interpretation of the code and conversations with previous employees of the Town, the project would not fit in a traditional zoning designation. He also stated that he would be willing to investigate that again.

Commissioner Urban asked about Concept #3, since it was not discussed. The applicant stated that Concept #3 did not make a lot of economic sense.

Commissioner Campbell asked about traffic. Mr. Gleim stated that a traffic study had not yet been developed, since they are based on specific designs.

Commissioner Abel asked about the primary concerns raised by the public regarding the multi-family. Mr. Buckendorf stated that it is mostly based on traffic and demographics. Commissioner Abel asked about the management of the apartments.

Commissioner Flores asked about the tank battery to the immediate north of the property. He asked about the setback requirements from gas and oil facilities and wanted to make sure it was addressed pursuant to applicable regulations.

Commissioner Campbell asked staff about traffic improvements related to the project. Mr. Gleim stated that traffic and transportation studies would come at a later date when the subdivision design was further along.

Chair Grentz invited the public to make comments on the project.

Jeremy Wangerow, 1915 Goldenvue Dr., appreciated the opportunity to provide feedback and thanked the applicant for responding to some of their early concerns. He inquired about the connection to Brittany Avenue (Rolling Hills) and the greenbelt between Rolling Hills and the new development. He asked if there would be a sidewalk in the greenbelt area. Mr. Wangerow asked for clarification on Concept #3 and what the concept for the greenbelt would look like.

Cindy Clark, 2003 Goldenvue Dr., thanked the applicant for responding to their early concerns. She expressed her concerns regarding apartments and prefers townhomes and patio homes. She questioned the need for more apartments, stating that 1,200 apartment units were under construction at Ledge Rock Center. She requested ranch homes (single-story) be constructed along the shared boundary with Rolling Hills Ranch. She asked about parking relative to the multi-family.

Darin Davis, 2007 Goldenvue Dr., thanked the applicant for responding to their early concerns. He voiced opposition to the apartments and advocated for an increase in greenbelt space between Rolling Hills Ranch.

Jane Patterson, 1905 Goldenvue Dr., requested clarification on the multi-family housing proposal, specifically asking what would happen if the quantity was reduced. She also asked about changes to the plan after zoning was approved.

Carrie Holly, 2005 Goldenvue Dr., voiced her opposition to the apartments, citing traffic concerns. She asked about drainage. She felt a single-family development was more appropriate. Ms. Holly also requested more information regarding the greenbelt and the fencing plan.

Jeff Winter, 1727 19th Ave., stated that he would support patio homes across from the ball fields instead of apartments. Mentioned views to the west. Wants variety in the development, including lot size variation. He doesn't think the apartments fit. Appreciated the applicant's early response to their concerns.

Jane Patterson, 1905 Goldenvue Dr., asked about wild fire mitigation.

Cindy Clark, 2003 Goldenvue Dr., raised questions about the value of homes and how the proposed value changes with the size increase of homes. Ms. Clark also proposed not having Brittany Ave. connect to their development (Rolling Hills).

Chair Grentz closed the public comments portion of the meeting.

Mr. Buckendorf returned to address the questions raised by the public. He explained that the development will adhere to the Town of Johnstown's standards regarding connections and roadways. The buffer zone is set at 50 feet, with the intention of maintaining a well-kept landscape.

Concept #3 is a standard development featuring 6,300-square-foot lots. Mr. Buckendorf stated that they would consider ranch style houses along the southern boundary if they were permitted to move forward with Concept #1.

Parking spots will be designed to meet Town standards, ensuring that parking will not negatively impact surrounding neighborhoods. While ranch-style homes are still a possibility, any inclusion would require adjustments to the current concept. Home prices are expected to range from the mid-\$400,000s to \$650,000.

Drainage will be managed to prevent any adverse effects on neighboring areas, with water being detained and redirected away from the neighborhood. All flows would be detained on the subject property. Plans for fencing remain open for discussion, and the developer is willing to listen to feedback from nearby residents.

Mr. Buckendorf stated that the design of Concept #1 is traditional in that the multi-family is positioned along the main street and creates a buffer from the road to the single-family product to the west. Larger lots are positioned along the perimeter, which smaller lots more internal to the project. He stated that they do not construct patio or townhome product and will not develop condos.

Regarding Concept #1 (mixed residential with apartments), Commissioner Urban asked why the single-family lots along the southern boundary cannot extend to the east in lieu of the apartments. Mr. Buckendorf expressed openness to this suggestion. However, he mentioned there is a current street issue that needs to be solved. He noted that surrounding towns have adopted a similar concept.

Commissioner Campbell commented on the fact that these units are rentals. Mr. Buckendorf affirmed this, explaining that they are well-maintained and have historically been family-friendly.

Commissioner Urban inquired about the economic differences between the proposals to clarify the long-term value of multi-family housing.

Chair Grentz expressed appreciation for the applicant's response to the concerns. He further stated that he supports product variation but highlighted concerns about multi-family at this location. Mr. Buckendorf said he would explore roadway options to ensure compliance with codes. Chair Grentz expressed a preference for houses over apartments and suggested along the southern boundary.

Commissioner Campbell expressed her appreciation of the applicant's transparency regarding economics and revenue streams regarding Concept #1; however, she stated her opposition to the apartments at this location. Mr. Buckendorf stated that the Clearview neighborhood has been well-received and could serve as a positive example for this community.

Commissioner Flores supported the idea of the developer having a long-term stake in the community. He appreciated that the current plans depict livable homes and commended the developer's willingness to engage with the community. He prefers a developer to have a long-term stake in the community and appreciated the applicant's willingness to work with the neighbors. Mr. Buckendorf assured the Commission that he remains involved with the community even after the homes are built. He offered to provide a list of properties they have developed which mimic what they are proposing, stating that this is not a unique development and that it is a tried and true model.

Commissioner Urban asked Mr. Gleim to speak about some of the zoning issues that were raised. Mr. Gleim clarified that even under straight zoning, the property would still have to be subdivided. The subdivision of land requires a public hearing and would provide the public and decision-makers with an opportunity to comment on the project. He also clarified that projects like the one being proposed as Concept #1 can be developed under straight zoning designations; however, it would require a higher density zoning designation. He commented on Mr. Buckendorf's statement regarding the fact that this project is not unique, clarifying that in order to support PUD zoning, certain findings must be made, including a finding that the project is so unique and provides so much value to the community that it cannot be reviewed under traditional zoning designations.

Commissioner Urban clarified that if the applicant proceeded with Concept #2, they could still request larger lots. Mr. Gleim confirmed that this is correct and emphasized that there would still be opportunities for public comment on the subdivision of land. Mr. Buckendorf stated that the project would have to be approved if it met the provisions of the code. Mr. Gleim stated that the subdivision of land requires a public hearing process and is therefore a discretionary review. If it were not discretionary, staff would have to approve the project administratively, provided it meets the provisions of the code. Therefore, the Planning & Zoning Commission and Town Council have some discretion in their review and ultimate approval and/or denial of the project.

Chair Grentz asked why the applicant did not revert to the current land use code, since it seems to provide more flexibility in development. Mr. Buckendorf stated that the architectural standards in the current land use code are significantly different from the prior code, specifically regarding aesthetic requirements. He stated that the new requirements add a lot of cost that do not translate to a better product for the home buyer. Mr. Buckendorf reiterated that because of the time his application was submitted, he is bound by the previous version of the land use code. Mr. Gleim clarified that staff is not preventing the applicant from using the updated code, but he is entitled to use the previous code based on the time of his submittal. said that he wouldn't be opposed working with Mr. Gleim on this in the future.

Commissioner Jeanneret appreciated the comments and favored a reduction in apartments in lieu of more single-family lots. He also expressed his desire for generous open space within the development.

Mr. Buckendorf stated that he will continue to engage with the neighbors on this project.

Commissioner Bailey stated that the product being presented here is much different than what is being developed at Ledge Rock Center and is much more desirable. He also stated that he is in favor of a buffer along the roadway.

Discussion on this project concluded with no action being taken.

DEPARTMENTAL REPORT

No reports from staff.

COMMISSIONER REPORTS AND COMMENTS

No reports from the Commissioners.

ADJOURN

The meeting was adjourned at 7:41 by Chair Grentz.



Town of Johnstown

LAND USE APPLICATION

DOCUMENT

Project Name: LARSON ZONING - CONCEPT REVIEW

Description: Concept review for establishment of zoning. No formal action to be taken. The purpose is to solicit feedback from the public, the Planning & Zoning Commission, and the Town Council for preparation of formal zoning request.

General: ☐ Site Dev Plan ☐ USR (Use by Special Review) ☐ Conditional Use Grant ☐ Variance

☐ Annexation ☒ Establish/Change Zoning

PUD: ☐ Outline Dev Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan ☐ Combined Prelim/Final

Subdivision: ☐ Replat/Lot Line ☐ Preliminary Plat ☐ Final Plat ☐ Combined Prelim/Final

Wireless: ☐ Small Cell ☐ EFR or Base Station ☐ Alt. Tower Structure ☐ Tower/Other USR

Amendment: ☐ Land Use Code ☐ Comprehensive Plan ☐ Future Land Use Map

Construction: ☐ Home Model Review ☐ Stand-Alone Utility/Road Plans

Floodplain: ☐ C-LOMER Review ☐ Floodplain Development Permit

Site Address: _____ **Parcel #'s:** 105906100002 & 105906000038

Applicant*: Johnstown North Investments, LLC

Email: Morgan@crow-creek.com **Telephone:** (970) 352-7072

Consultant/Representative: _____ **Telephone:** _____

Email: _____

Landowner Authorization for Land Use Action (REQUIRED):

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

*Landowner(s): Johnstown North Investments, LLC

*Email: Morgan@crow-creek.com *Telephone: (970) 352-7072

Please keep me informed on the status and progress of this project via email.


*Signature of Landowner

*Signature of Landowner

*Attach A Statement of Authority and Certificate of Good Standing, if this is a cooperation or other entity

The Community That Cares

johnstown.colorado.gov

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

November 8, 2024

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 96.04 acres, currently within the Town of Johnstown zoned Holding Agriculture. This application proposes 3 different and distinct proposed zoning for the property. The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

This development will provide several connections to adjacent roads and properties. Access to the site will be to Telpe Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to the Town of Johnstown Street and Utility Standards. Drainage and detention facilities will be designed to the Town of Johnstown Standards and the Mile High Flood District Standards. The development will be responsible for extending utilities to the project site and through the property as required. These utilities include water, sanitary sewer, and dry utilities. The Town of Johnstown owns and maintains the water and sanitary sewer that will be servicing this development.

The site falls within the Front Range Fire Rescue (FRFR) District. This development will be designed to meet the Standards required by the FRFR District and Town of Johnstown to ensure fire protection and life-safety.

The property is not located within a FEMA regulatory floodplain. Flood Zone designation for the site is Zone X (Area with Minimal Flood Hazard/Outside of 0.2% annual chance of Flood).

The First proposed zoning of this property as Planned Unit Development (PUD) under the previous code will be beneficial to Johnstown as the Town continues to grow and develop to the north. This proposal supports current market conditions that will allow for a quick absorption into the market. PUD zoning will allow a mixture of housing types that is a requirement of the newly adopted code. This zoning would allow multi-family, 53' single family lots and 63' single family lots. Furthermore, Council member Dianne Morris made a comment at the May 6th Town Board meeting that Rolling Stone Ranch is a well thought out neighborhood. PUD zoning would allow for buffered zoning on the property with multi-family buildings along Telpe Avenue buffering the single-family homes to the west. Like the condos within Rolling Stone Ranch, where the condos buffer the single family from the Highway 60/Telpe Avenue intersection. PUD zoning allows for 3 distinct home buyers, individuals moving into their first property at the multi-family, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home. A great example of a project in Johnstown with a similar layout of multi-family along a major road is Clearview. Clearview apartments are adjacent to Highway 60 with single family homes located south of the multi-family and buffered from Highway 60 by the multi-family. Journey Homes developed this project and had great success with 100% occupancy of the multi-family units since inception with a waiting list for new tenants. Johnstown Village at the southeast corner of the highway 60/Telpe Avenue intersection also utilized higher density along Highway 60 with lower density single family homes south buffered from Highway 60.

The second proposed zoning for the project is for 360 +/- single family home lots (53' x 100' and 63' x 100'), 21.2 acres of open space, and 21.5 acres of right of way. The open space will include a centrally located 3-acre park, landscaping, green space with trail connectivity and detention. This proposal would be to bring the project into the new code cycle utilizing the requirements for lot sizing and setback standards. The developer would work with Town Staff under Section 17-5-3 A. 6 to develop alternative compliance for the design standards to determine a middle ground between the current code design requirements and the previous code's requirements. This

proposed zoning allows for 2 distinct home buyers, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home.

The third proposed zoning for the project is for proceed under the previous code under SF-1 zoning featuring a singular lot size for the entire subdivision. This will create a project with a singular product type with 6,300 SF lots featuring only single-family homes. The proposed zoning allows for a singular distinct home buyer making the move up to their second and third home.

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Item #6.			
	233 LOTS (53' X 100')	30.2 AC	42.6%
	127 LOTS (63' X 100')	19.4 AC	27.4%
	OPEN SPACE	21.2 AC	30.0%
TOTAL		70.8 AC	100%
NOTE: RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE CALCULATION.			

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LARSON PROPERTY

CONCEPT PLAN

JOHNSTOWN, CO

November 5, 2024

	331 LOTS (63' X 100')	49.6 AC	70.0%
	OPEN SPACE	21.2 AC	30.0%
	TOTAL	70.8 AC	100%

NOTE:
RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE
CALCULATION.



Larson Zoning Concept Review

Case No. ZON24-0006

“THE COMMUNITY THAT CARES”

EST. 1902
Town Council
February 19, 2025

The Community that Cares

Section 17-2-2(D)(1) – LUDC

Pursuant to Section 17-2-2(D)(1) of the Land Use & Development Code, an applicant may present concept plans for public review by the Planning & Zoning Commission and Town Council to solicit their feedback, without the risk of formal approvals and/or denials.

NO ACTION to by taken by Council.

This is simply an opportunity to review the project in a public setting and provide feedback on the concept plan, specifically which elements of the concept plan(s) seem appropriate or not pursuant to the existing conditions that surround the site. It would not be appropriate to recommend a zoning designation at this point, because all the relevant information has not been presented for consideration.



Process

1. Formal zoning request submitted by Applicant
2. Review and analysis of request
3. Staff Recommendation to Planning & Zoning Commission (Public Hearing)
4. Planning & Zoning Commission recommendation to Town Council (Public Hearing)



Vicinity Map

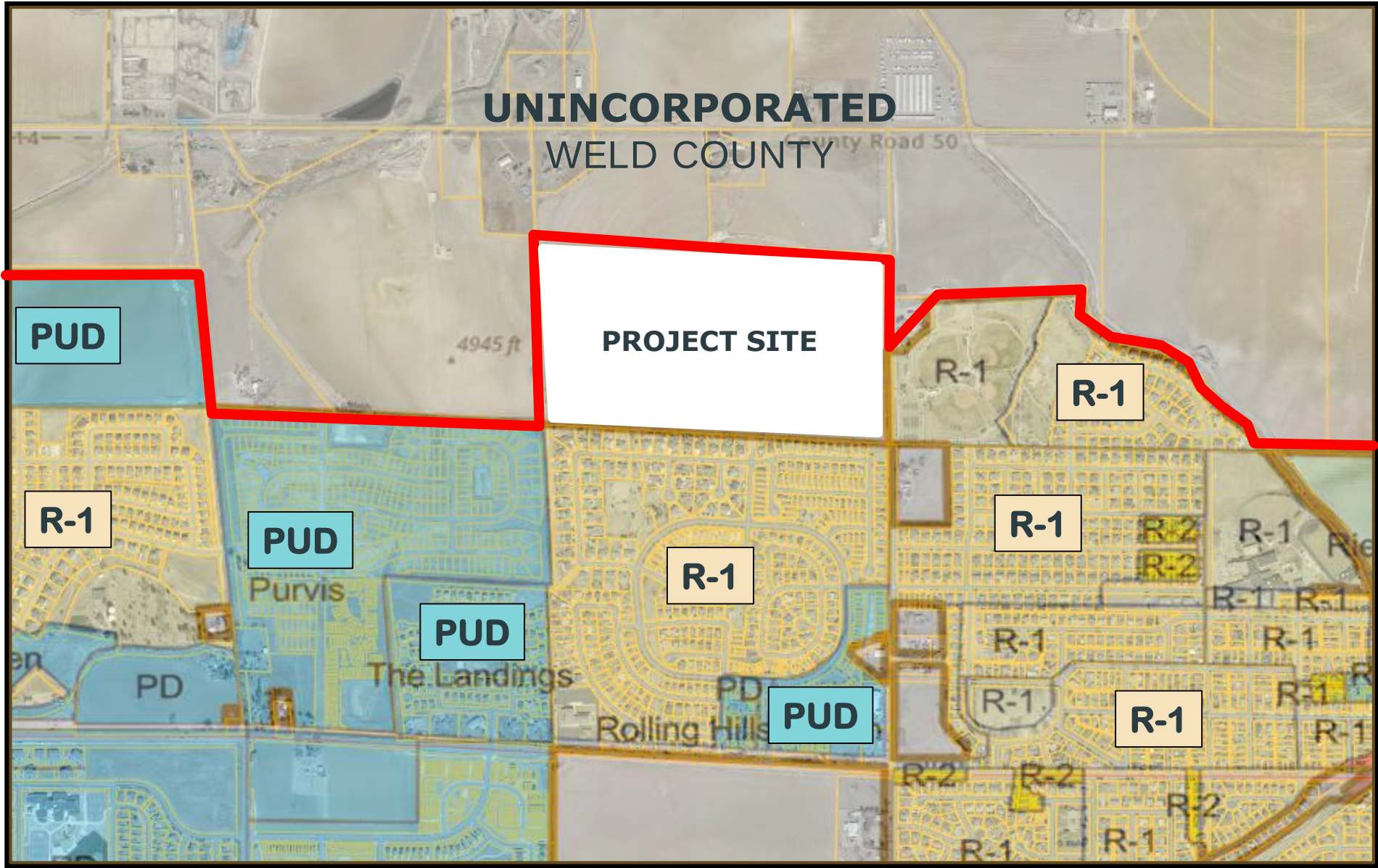
Item #6.

Annexed pursuant to Ordinance 2024-241



The Community that Cares

Surrounding Zoning





Larson Property

Zoning Concept Review

Town Council February 18th, 2025

Zoning Concept Plan Review Summary

Previous Land Use Development Code

Proposal 1

- Original Concept
- PUD Zoning
- 213 5,300 SF Lots
- 106 6,300 SF Lots
- 144 Units of Multi-Family

Proposal 1 Presented to Planning Commission

- Updated Concept following Neighborhood Meeting
- PUD Zoning
- 209 5,300 SF Lots
- 78 6,300 SF Lots
- 19 7,500 SF Lots
 - Lot sizes increased in response to request from Rolling Hills Ranch
- 140 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch
 - This larger buffer allows for a larger east-west pedestrian corridor to Nelson Farm Ball Fields

Proposal 1 Presenting to Town Council

- Updated Concept following Planning Commission
- PUD Zoning
- 209 5,300 SF Lots
- 57 6,300 SF Lots
- 36 7,500 SF Lots
- 120 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch

Original Concept Plan Proposal #1



Proposal 1

- Original Concept
- PUD Zoning
- 213 5,300 SF Lots
- 106 6,300 SF Lots
- 144 Units of Multi-Family

Updated Concept Plan Proposal #1 Presented at Planning Commission



Proposal 1 Presented to Planning Commission

- Updated Concept following Neighborhood Meeting
- PUD Zoning
- 209 5,300 SF Lots
- 78 6,300 SF Lots
- 19 7,500 SF Lots
 - Lot sizes increased in response to request from Rolling Hills Ranch
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Updated Concept Plan Proposal #1 Presented at Town Council

Proposal 1 Presenting to Town Council

- Updated Concept following Planning Commission
- PUD Zoning
- 209 5,300 SF Lots
- 57 6,300 SF Lots
- 36 7,500 SF Lots
- 120 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch

Concept Plan adjustments from Neighborhood Meeting & Planning Commission

- Residents requested larger buffer between Rolling Hills Ranch and Development
 - Adjusted open space areas throughout to allow for larger buffer yard
 - Buffer yard increased to 50' to allow pedestrian connectivity corridor
 - Sidewalk and landscaping will be installed in this area to be determined at a later stage of development
- Lot size complementary to Rolling Hills Ranch
 - Increase lot sizes to minimum 75' in width
- No Connection to Brittany Avenue
 - Removed connection at Brittany Avenue
- Reduced Multi-Family Density

Zoning Concept Plan Review Proposal #2

Current Land Use Development Code

- R-2 & R-3 Zoning
- 223 5,300 SF Lots
- 127 6,300 SF Lots

Zoning Concept Plan Review Proposal #2

- R-2 & R-3 Zoning
- 223 5,300 SF Lots
- 127 6,300 SF Lots



Zoning Concept Plan Review Proposal #3

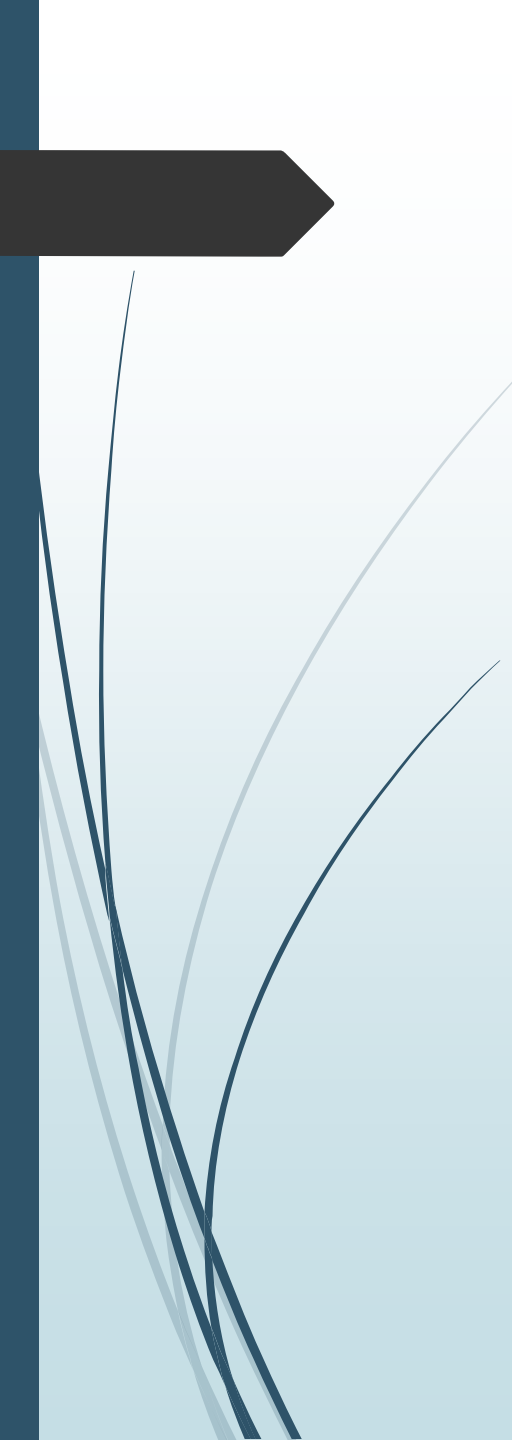
Previous Land Use Development Code

- SF-1 Zoning Designation
- 331 6,300 SF Lots

Zoning Concept Plan Review Proposal #3

- SF-1 Zoning Designation
- 331 6,300 SF Lots





Journey Homes Developments in Town of Johnstown

- Clearview – 226 SF
- Clearview – 56 MF
- Johnstown Farms – 75 SF
- Rocksbury Ridge – 231 SF
- Southridge – 305 SF
- The Ridge – 122 SF
- The Overlook – 378 MF