

TOWN COUNCIL

MEETING

PACKET

January 6, 2020



Town Council

Agenda
Monday, January 6, 2020
Town Hall, Council Chambers
450 So. Parish Avenue
7:00 PM



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

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

1) CALL TO ORDER

A) Pledge of Allegiance

2) ROLL CALL

3) AGENDA APPROVAL

4) PROCLAMATIONS AND PRESENTATIONS

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

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

6) CONSENT AGENDA

A) Town Council Special Meeting Minutes – December 9, 2019

B) Town Council Meeting Minutes – December 16, 2019

C) Payment of Bills

D) Agreement to Include Koenig No. 1 Contract Storage Water and Big Thompson Ditch and Manufacturing in the Town of Johnstown Home Supply Change Case

E) Resolution 2020-01, A Resolution Designating the Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)

7) TOWN MANAGER REPORT

8) TOWN ATTORNEY REPORT

9) OLD BUSINESS-

2nd Reading Ordinance Number 2019-165, An Ordinance Amending Chapter 18 of the Johnstown Municipal Code to Adopt The 2018 Building Codes

10) NEW BUSINESS

A. **Public Hearing** – Ordinance Number 2020-168 An Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village

B. **Public Hearing** – Ordinance Number 2020-169 An Ordinance Approving P.U.D. Outline Development Plan for Welty Ridge

C. Consider Intergovernmental Agreement with Little Thompson Water District

D. Award Bid for Street Sweeper

E. Award Bid for Backhoe

F. Award Bid for Lone Tree Electrical Contactor

G. Award Operations Contract Agreement to Ramey Environmental Compliance, Inc.

H. Approve Contract to Logan Simpson - Johnstown Area Comprehensive Plan Update

I. Discussion - Ballot Measures – for the April 2020 Election

11) EXECUTIVE SESSION

12) COUNCIL REPORTS AND COMMENTS

13) MAYOR'S COMMENTS

14) ADJOURN

WORK SESSION

- Johnstown Farms II & III – Metro District Disconnection and Establishment



NOTICE OF ACCOMODATION

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

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 6A-E

SUBJECT: Consent Agenda

ACTION PROPOSED: Approve Consent Agenda

PRESENTED BY: Town Clerk, Town Manager

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

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

* As we prepare for the water court change case to be filed, we plan to include the Sauer Whitehall, LLC water, often referred to as the Koenig Contract Storage Water or the Pulliam Water and Cindy and Henry Sauer's Big Thompson Ditch and Manufacturing Company with our Home Supply Change Case. These waters are a bit more complex versus the Home Supply Water and consequently, we have asked for an agreement that provides the framework of moving this water through the change case with our other water. The complexities will require additional time to research, consequently, additional funding is being required to move it through the courts. This understanding memorializes the costs and the facts related to the case to be filed by the Town of Johnstown to include this water.

** Colorado Revised Statutes (C.R.S) 24-6-402(c) (Meetings-Open to Public) states in part: Any meeting at which the adoption of any proposed policy, position, resolution, regulation or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to holding the meeting. The public place for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The Town website at www.townofjohnstown.com and the Town Hall has been designated for posting notices.

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

FINANCIAL ADVICE: N/A

RECOMMENDED ACTION: Approve Consent Agenda

SUGGESTED MOTION:

For Approval: I move to approve the Consent Agenda.

For Denial:

Council Minutes

(December 9, 2019)

The Town Council of the Town of Johnstown met on Monday, December 9, 2019 at 6:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Lebsack led the Pledge of Allegiance.

Roll Call:

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

Those absent were: Councilmembers Mellon and Tallent.

Staff present: Matt LeCerf, Town Manager and Mitzi McCoy, Finance Director

New Business

A. Consider Resolution 2019-28, A Resolution of Johnstown Colorado, Summarizing Expenditures and Revenues for Each Fund and Adopting and Appropriating the Budget for the Calendar Year 2020. Councilmember Lemasters made a motion seconded by Councilmember Berg to approve Resolution 2019-28. Motion carried with a unanimous vote.

B. Consider Resolution 2019-29, A Resolution Levying General Property Taxes for the Year 2020, To Help Defray the Cost of Government for the Town of Johnstown, Colorado for the 2020 Budget Year. Councilmember Young made a motion seconded by Councilmember Berg to approve Resolution 2019-29. Motion carried with a unanimous vote.

There being no further business to come before Council the meeting adjourned at 6:20 p.m.

Mayor

Town Clerk

Council Minutes

(December 16, 2019)

The Town Council of the Town of Johnstown met on Monday, December 16, 2019 at 7:00 p.m. in the Council Chambers at 450 S. Parish Avenue, Johnstown.

Mayor Lebsack led the Pledge of Allegiance.

Roll Call:

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

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

Agenda Approval

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

Consent Agenda

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

- December 2, 2019 Council Meeting Minutes
- December Financial Statements
- Second Reading Ordinance Number 2019-167, An Ordinance Replacing Chapter 4 of the Johnstown Municipal Code Concerning Town Revenue and Finances
- Water and Sewer Service Agreement – Mowery Development LLC
- Resolution 2019-30, Approving the Final Plat for Thompson River Ranch Filing No. 10
- Consider Thompson River Ranch Filing No. 10 Subdivision Development and Improvement Agreement
- Consider Thompson River Ranch Filing No. 10 Water and Sewer Service Agreement
- Resolution 2019-31, Approving Oil and Gas Operator Agreement and Encroachment License Between the Town of Johnstown and Kerr McGee Oil and Gas Onshore LP.
- Poudre Valley REA Franchise Agreement Extension

Motion carried with a unanimous vote.

New Business

A. Public Hearing – Resolution 2019-32 Approving the Consolidated Service Plan for Vista Commons Metropolitan District Nos. 1-4 – An application for approval of a Consolidated Service Plan was submitted by Vista Ag Properties, LLC and Pratt Development Co, LLC as owners. The proposed districts include 145.3 acres. District No. 1 is the coordinating district, District 2 is the residential district consisting of approximately 42 acres and is anticipated to include 109 single family homes and 321 multi-family units, District Nos. 3 and 4 are the commercial districts and are anticipated to include 820,000 square feet of commercial space. The maximum debt mill levy for the residential district is 40 mills, the maximum debt mill levy is 50 mills and the maximum operations and maintenance mill levy is 10 mills.

Mayor Lebsack opened the public hearing at 7:15 p.m. The applicant's representative David Oleary with Spencer Fane LLP addressed the Council and answered any questions they had. Having no public comment the public hearing closed at 7:45 p.m.

Councilmember Lemasters made a motion seconded by Councilmember Molinar Jr. to approve Resolution 2019-32, a Resolution Approving the Consolidated Service Plan for Vista Commons Metropolitan Districts Nos. 1-4. Motion carried with a yes vote. Councilmember Mellon voted no.

B. Resolution 2019-33 A Resolution Adopting Town of Johnstown Comprehensive Financial Management Policies Superseding Resolution No. 2017-10 to the Extent of a Conflict, Superseding and Replacing Resolution 2018-23 and Resolution 2004-32 – Councilmember Berg made a motion seconded by Councilmember Mellon to approve Resolution 2019-33. Motion carried with a unanimous vote.

C. Consider a Request by Johnstown Village, LLC for a waiver request to the Storm Water Development Fee – A letter from Mr. Bob Quinette, Johnstown Village, LLC, was received requesting the Town Council, consider waiving the storm water fees which is required by Town Municipal Code. After lengthy conversation, no decision was made. Councilmember Mellon made a motion seconded by Councilmember Young to table this item to the January 22, 2020 Council Meeting. Motion carried with a unanimous vote.

There being no further business to come before Council the meeting adjourned at 8:45 p.m.

Mayor

Town Clerk

Payment of Bills

Town of Johnstown - List of Bills
November 25, 2019 - December 31, 2019

<u>Vendor</u>	<u>Description</u>	<u>Dept.</u>	<u>Amount</u>
2534 Retail Phase 1, LLC	Improvements; tax rebate	ADM	553,432.75
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A & E Tire Inc	Tire repairs	PW	754.60
Ace Hardware	Supplies	PW	1,603.74
Adorama	Scanner	ADM	800.00
Advanced Mechanical Services	Water supplies - NEMA wall mount	PW	9,500.00
All Copy Products	Copy fees	PD	403.59
AP Mountain States, LLC	Rec Center	ADM	3,502,301.36
Arapahoe Rental	Supplies	PW	239.98
Arrowhead Scientific Inc.	Evidence supplies	PD	219.17
Axis Electrical Services, LLC	Service work	PW	2,600.00
Batteries Plus	DCU on Bank of Colo	PW	203.95
BHA Design Incorporated	I-25/Hwy 60	ADM	5,348.78
Bobcat of the Rockies	Supplies - blade	PW	64.79
Brandon Copeland	Professional services	ADM	1,185.36
Browns Hill Engineering & Controls	Water engineering	PW	36,872.41
Canyon Systems	Pressure gauge	PW	634.19
Card Services	Stamped envelopes	ADM	3,545.88
Carson Development, Inc.	Hydrant meter deposit refund	PW	1,500.00
Caselle, Inc	Software maintenance/support	ALL	1,502.00
CDR Propane Services, LLC	Propane	PW	4,283.00
Central Weld County Water District	Water	PW	586.83
CenturyLink	Telephone	PD	349.83
Cintas	Mat service	ALL	1,380.91
Cirsa	Insurance	ALL	1,036.00
Colorado Analytical Labs	Lab testing	PW	1,110.00
Colorado Greenbelt Management	Snow removal	PW	1,610.00
Colorado Materials, Inc.	Rip Rap, playground mulch	PW	12,483.82
Community Center Refunds	Refund of deposit	ADM	1,380.00
Connell Resources, Inc.	Hydrant meter deposit refund	PW	1,500.00
Consolidated Home Supply Ditch &	Trace fees	ADM	600.00
D.R. Associates, LLC	Repair server	ADM	978.00
Davis & Davis Co.	Refund of sales tax	ADM	270.09
DBC Irrigation Supply	Supplies for parks	PW	1,491.97
DES Pipeline Maintenance, LLC	Maintenance water treatment plant	PW	1,150.00
DPC Industries Inc	Chemicals	PW	32,974.81
Drake Real Estate - In Line Shops	Refund developer deposit	ADM	2,847.37
Elite Drilling	Hydrant meter deposit refund	PW	1,500.00
Envirotech Services, Inc	Ice slicer	PW	10,536.73
Ergomed	Pre-screen for new hire	ADM	200.00
Felsburg Holt & Ullevig	Billback - Engineering services	ADM	5,108.27
Felsburg Holt & Ullevig	Engineering services	ADM	7,223.95
Ferguson Waterworks	Supplies	PW	2,014.21
First Class Security Systems	Maintenance	ADM	195.50
First National Bank	Banking services	ADM	2,256.02
Fort Collins Dodge Chrysler Jeep	Repair 2016 Dodge Charger	PD	659.25

Town of Johnstown - List of Bills
November 25, 2019 - December 31, 2019

Frick'n Carnagie Towing, LLC	Tow police vehicle	PD	60.00
Galloway & Company, Inc.	Professional services	ADM	330.00
Gamez, Shirley Newsom	Mileage - November	ADM	130.00
Glenn A. Jones Library	Library support	ADM	1,747,429.36
Goble Sampson Associates Inc	Supplies - pump	PW	5,348.24
Goldstar Products Inc.	Ground sterilant	PW	2,127.40
Grainger, Inc.	Utility pump	PW	1,548.60
Greeley Lock and Key	Service call	PD	396.60
Greystone Technology Group	Computer support	ALL	1,265.00
Ground Engineering Consultants	YMCA Construction	ADM	3,081.25
H & E Equipment Services, Inc.	Boomlift	PW	1,157.19
Hays Market	Supplies	ALL	243.38
Helton & Williamsen, P.C.	Bill Back - Engineering services	ADM	13,930.19
High Plains New Holland	Equipment	PW	3,400.00
Hill & Robbins, PC	Billback - Legal services	ADM	1,541.00
HireRight Solutions Inc	Background screening	PD	250.00
Home Depot Pro	Supplies	ALL	542.07
Hotsy Equipment Of Northern Co	Supplies	PW	85.50
Hulson Properties	Refund impact fees	ADM	20,000.00
IMEG Corp	Engineering services	ADM	160,609.68
Infosend, Inc.	Utility bill printing	ADM	4,876.67
Inland Potable Services, Inc.	Service water tanks	PW	7,761.38
Insight North America, LLC	Investment services	ADM	5,398.55
Interstate Battery of the Rockies	Supplies	PW	103.95
InVision GIS	GIS	ADM	650.00
J&D Creations	Supplies - boots	PW	329.67
J&S Contractors Supply Co.	Supplies - plow blade & signs	PW	2,189.51
Janice Robinette	Replace item	ADM	79.99
John Deere Financial	Window pane & supplies	PW	2,601.67
Johnstown Breeze	Publication costs	ADM	3,716.28
Johnstown-Milliken Rotary Club	Wreaths	ADM	216.00
Kenyon P. Jordan, Ph.D.	Job suitability assessment	ADM	235.00
Kinsco, LLC	Uniforms	PD	446.35
Kubat Equipment & Service Co	Repairs	PW	1,123.63
Larimer County Sales Tax Administrator	Use Tax - reimbursement	ADM	1,882.84
Larimer Humane Society	2019 3rd Qtr billing	PD	2,325.00
Law Office of Avi Rocklin LLC	Legal services	ADM	11,479.50
Law Office of Avi Rocklin LLC	Bill Back - Legal services	ADM	7,831.50
Lazar, Michael	Municipal Court Judge	ADM	1,500.00
Lee's Towing	Tow police vehicle	PD	135.00
Legacy Mechanical, Inc.	Inspection, reset boilers	PW	1,245.50
Little Thompson Water District	Water	PW	384.88
Lowe's	Downtown decorations	PW	85.04
Mac Equipment	Fuel	PW	1,563.31
Macdonald Equipment Co	Supplies -snow plow	PW	361.99
Mares Auto Inc.	Repair flat tire	PD	20.00
Mariposa	Plant maintenance	ADM	85.00

Town of Johnstown - List of Bills
November 25, 2019 - December 31, 2019

Martin & Sons Excavating, Inc.	Fire hydrant repair	PW	4,828.00
Milliken Johnstown Electric	Set up recording meters	PW	735.00
Miracle Recreation Equipment	Tools	PW	380.92
Mission Communications, LLC	Repairs	PW	1,042.20
Mountain States Pipe & Supply	Aclara MTU encoder	PW	6,353.96
Nalco Company LLC	Chemicals	PW	2,439.26
Napa Auto Parts, Inc	Supplies	PW	1,627.54
National Coatings, Inc.	Tank coatings	PW	12,427.00
Newco Inc	Supplies - electrical	PW	1,065.22
NOCO Engineering Company	Hillsborough study	ADM	6,827.65
O.J. Watson Company Inc	Supplies	PW	722.51
Oakwood Homes	Refund of landscape sureties	ADM	19,000.00
Office Depot Business Credit	Supplies	ALL	278.25
Town of Johnstown	Petty cash/supplies	ALL	321.08
Pitney Bowes Global	Postage meter	ADM	98.55
Poudre Valley REA	Utilities	PW	32,802.69
ProCode Inc.	Inspection services	ADM	10,500.00
Purchase Power	Postage meter	ADM	451.50
Ramey Environmental Compliance	Assessment	PW	7,500.00
Revelation Steel, Inc	Supplies	PW	150.98
Rexel	AC packaged drive	PW	3,785.00
Rhinehart Oil Co., Inc.	Fuel	ALL	14,128.46
Rise & Shine Window Cleaning	Window cleaning	ADM	900.00
Roberts Excavation Corporation	Loader services	PW	2,640.00
Royal-T	Jet lines	PW	636.00
Ryan Oglesby	Uniforms	PD	450.00
Safety & Construction Supply, Inc.	Traffic cones	PW	3,112.00
Sandy's Upholstery & Flags LLC	Seat repair	PW	245.00
Sema Constructiion	Hydrant Meter Deposit Refund	PW	8,789.72
TDS	Internet & phones	ALL	2,564.63
The Home Depot/GECE	Downtown decorations	PW	880.34
The Tree Guys LLC	Tree trimming	PW	9,000.00
Thompson Ranch Development	Tax rebates	ADM	58,155.29
U.S. Postal Service	Post office box rental	ADM	94.00
UC Health	DOT Physical	PW	75.00
United Power	Utilities	PW	1,597.20
Utility Notification Center	Tranmissions	PW	583.62
Utility Refunds	Refunds of deposits	ADM	3,587.14
VCA Fort Collins Animal Hospital	Medical bills for Vasco	PD	39.56
VCA Veterinary Specialists of	Medical treatment for Vasco	PD	193.92
Veris Environmental, LLC	Chemicals	PW	4,782.02
Verizon Wireless	Cell phones	ALL	2,538.62
Waste Management	Trash	PW	117,229.44
Weld County Dept of Public	Lab services	PW	6,596.50
White Mountain Weaterproofing	Roof maintenance	PW	750.00
Windstream	Phone Services	ALL	1,938.49
Winters, Hellerich & Hughes, L	Prosecuting attorney services	ADM	5,827.50

Town of Johnstown - List of Bills
November 25, 2019 - December 31, 2019

Wireless Advanced	Upfit, repairs & graphics	PD	19,453.09
World Water Works, Inc.	Field service	PW	3,925.37
WR Investment, LLC	Reimbursement - water taps	ADM	9,200.00
Xcel Energy	Utilities	PW	61,629.09
Yost Cleaning	Cleaning service	ALL	<u>2,169.00</u>
	Total		6,699,110.84

**Agreement To Include
Water in TOJ Home
Supply Change Case**

REQUEST TO INCLUDE WATER RIGHT IN CHANGE CASE

I _____ (“Water Right Owner”) hereby request that my 54.2 acre-feet of Koenig No.1 Contract Storage Water and my 96/120 Big Thompson Ditch and Manufacturing (“Water Right”) be included in the next case the Town of Johnstown (“Town”) files in Water Court to change the purpose of use of various water rights and shares in ditch companies to include municipal uses within the Town of Johnstown (“Change Case”).

1. A copy of the decree or other evidence of the Water Right is attached.
2. Water Right Owner agrees to cooperate with the Town by providing all documents regarding past use of the Water Right and, if requested, provide an affidavit stating the past use of the Water Right, to the best of Water Right Owner’s knowledge and will take such other reasonable actions the Town deems necessary to prosecute the Change Case.
3. Water Right Owner acknowledges and agrees that it is in the Town’s sole discretion as to when the Change Case may be filed.
4. Water Right Owner acknowledges and agrees that the Town will be the sole entity to make any decisions before, during or after the Change Case as to any strategy, compromise or settlement that may include the Water Right.
5. Water Right Owner acknowledges and agrees that the Town does not warrant or promise any specific outcome for the Change Case and Water Right Owner will have no remedy against the Town and the Town will have no liability to Water Right Owner based on the inclusion of the Water Right in the Change Case or the final outcome of the Change Case and the final decree, if any.
6. As a payment for the costs to be incurred by the Town in prosecuting the Change Case, Water Right Owner must make a deposit payment to the Town in the amount of \$10,000.00.
7. At any time prior to the entry of a final decree, Water Right Owner may request, in writing to the Town, that the Water Right be withdrawn from the Change Case. Water Right Owner accepts any and all risks in making such withdrawal. If Water Right Owner makes such a withdrawal, the Town may retain the payment required by paragraph 6, above.
8. At any time prior to the entry of a final decree, the Town, in its sole discretion, may withdraw the Water Right from the Change Case. If the Town does so, it must refund the cost payment of \$10,000 to Water Right Owner, less any direct costs attributed to matters and research of this Water Right. If the Town deducts any such direct costs and there are corresponding documents, the Town agrees to provide copies of such documents to the Water Right Owner.
9. If the Water Right of the Water Right Owner is changed through the Change Case, Water Right Owner will pay to the Town the cost directly attributed to matters and research of the Water Right plus the percentage cost of the Change Case measured between the total acre-feet

changed in the Change Case and the acre-feet of the Water Right changed, less the deposit payment of \$10,000.

10. Water Right Owner acknowledges and agrees that this request and the Town's consent does not create a principal-agent relationship between Water Right Owner and the Town.

11. Water Right Owner acknowledges and agrees that this request and the Town's consent does not create an attorney-client relationship with the Town's attorneys, as they are now or may change in the future, and further that if a dispute arises between Water Right Owner and the Town, Water Right Owner cannot object to the continued representation of the Town in any matter by its present or future attorneys.

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

TO WATER RIGHT OWNER:

Ms. Cindy Sauer
Sauer Whitehall, LLC
6681 WCR 50
Johnstown, CO 80534

TO THE TOWN:

Town of Johnstown
c/o Town Clerk
450 S. Parish Ave.
Johnstown, CO 80534

WITH A COPY TO
THE TOWN ATTORNEYS:

Avi Rocklin, Esq.
Johnstown Town Attorney
1437 N. Denver Avenue, #330
Loveland, CO 80538

Peter J. Ampe
Hill & Robbins, P.C.
1660 Lincoln St., Suite 2720
Denver, CO 80264

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

13. Amendment or modification. No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

14. Attorney's fees and costs. If any judicial proceedings may hereafter be brought to enforce any of the provisions hereof, including an action for specific performance and/or damages, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.
15. Waiver. The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.
16. The Parties, with each having the opportunity to seek the advice of legal counsel and each having an equal opportunity to contribute to its content, drafted this Agreement jointly.
17. Non severability. Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.
18. Choice of laws. This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Larimer or Weld County, State of Colorado.
19. Entire agreement and Authorization. This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement. Each of the undersigned represents to the others that he/she is authorized by his/her respective entity to execute this Agreement on behalf of that entity.

[Signatures follow on separate page]

Water Right Holder – Big Thompson Ditch and Manufacturing

By: _____

Title:

STATE OF COLORADO)
) ss
COUNTY OF)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2019 by
_____.

Witness my hand and official seal.

Notary Public

Address

Telephone

My Commission Expires: _____

Water Right Holder – Koenig No. 1 Contract Storage Water

By: _____

Title:

STATE OF COLORADO)
) ss
COUNTY OF)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2019 by
_____.

Witness my hand and official seal.

Notary Public

Address

Telephone

My Commission Expires: _____

TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: _____
Gary Lebsack, Mayor

ATTEST:

By: _____
Diana Seele, Town Clerk

Nº 704

Perpetual Charter

96/120th Shares

THE BIG THOMPSON DITCH AND MANUFACTURING CO.

CAPITAL STOCK, \$4,800.00

48 SHARES, \$100.00 EACH

This Certifies That HENRY SAUER AND CINDY SAUER

are

is the owner of 96/120th Shares of the Capital Stock of the Big Thompson Ditch and Manufacturing Company, incorporated under the laws of the State of Colorado. Stock transferable only on the books of the Company, in person, or by attorney on the surrender of this Certificate.

Witness, the seal of the Company and the signatures
of the President and Secretary at Loveland, Colorado,

this 28th day of December A. D., 1993

James Schmitt

President.

Edwin R. Sheffer

Secretary.

PHOTOGRAPHED

935196

No.

WARRANTY DEED

FROM

W. E. Letford

TO

John Sauer

STATE OF COLORADO } ss.
County of Weld }

This Warranty Deed was filed for record at

5:05 o'clock P.M.

APR 5 1944, and is
duly recorded in book 1131 page 100

James J. Sauer Recorder

By *James J. Sauer* Deputy

Fees, \$ 25

Miller & McKinley
Att

APR 5 1944 44370

APR 5 1944

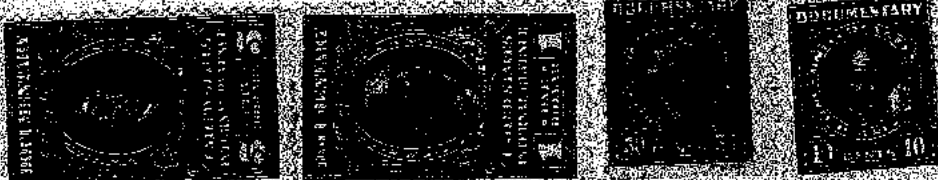
Reception No. 935196

This Deed, Made this 12th day of November in the year of our Lord one thousand nine hundred and forty three between W. E. Letford of the County of Boulder and State of Colorado, of the first part, and John Sauer of the County of Weld and State of Colorado, of the second part.

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Six thousand & 00/100 DOLLARS

to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he S granted, bargained, sold and conveyed, and by these presents do ES grant, bargain, sell, convey and confirm unto the said part Y of the second part, and his heirs and assigns forever, all the following described ~~lot~~ ^{water rights} ~~in the County of Larimer and State of Colorado~~ ^{and land, situate lying and being in the County of Weld and State of Colorado}, to-wit:

Three tenths (3/10) of all water to be delivered to the grantor herein, between noon on the fourteenth day of July and the thirty first day of August at midnight of each year, under and by virtue of that certain contract between the grantor herein and The Consolidated Home Supply Ditch and Reservoir Company, which contract is dated the tenth day of January, A. D. 1903, and recorded in County Clerk's office of Larimer County, Colorado, on the fifth day of April A. D. 1916, in book 545, at page 165.



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law or equity, of in and to the above bargained ~~water rights~~ ^{water rights} ~~and land~~ ^{and appurtenances}.

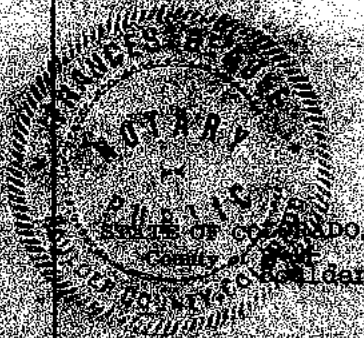
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part Y of the second part, and his heirs and assigns forever. And the said party of the first part, for himself and his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part Y of the second part, and his heirs and assigns, that at the time of the ensembling and delivery of these presents well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he S good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above premises, in the quiet and peaceable possession of the said part Y of the second part, heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part Y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set his hand and seal the day and year first above written.

and the above premises, in the quiet and peaceable possession of the said part y of the second part, heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, of the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF The said part y of the first part has hereunto set his



H. E. Letford (SEAL)

(SEAL)

(SEAL)

The foregoing instrument was acknowledged before me this 12 day of Nov. 19 47 by H. E. Letford

WITNESS my hand and Official Seal

My Commission Expires June 3, 1948

H. E. Letford
Notary Public

No. 225128

RELEASE DEED OF TRUST

CONSIDERATION \$2.00

Dated January 19, 1916

M. J. Walsh, Public Trustee
to
Elizabeth Koenig

Acknowledged January 19, 1916, before Milton
A. Lyons, N. P. Seal, Weld County, Colorado
Recorded January 20, 1916, at 11:20 A. M. in
Book 424, page 338, Weld County Records

Conveys in Weld County, Colorado: That part of the SE $\frac{1}{4}$ of Section 31
Township 5 North of Range 67 West of the 6th P. M., lying south of the lake
thereon (including the lake with the same) and all that part lying south of
the Hillsboro Ditch as now located containing 100 acres more or less. Sub-
ject to rights of way for all ditches now constructed.

This deed made with the same exceptions as those mentioned in the deed

for the same land executed by the Union Pacific Railroad Company. Together with and including 1700 inches of non assessable water evidenced by contract of Elizabeth Koenig with the Consolidated Home Supply Ditch and Reservoir Co.

Releases at the request of Robert Hendreschke and the presentation of the cancelled note, a Deed of Trust dated July 19, 1912, and recorded July 20, 1912, in book 322, page 460, Weld County Records.

**Resolution
No. 2020-01**

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2020-01**

**A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING
NOTICES PURSUANT TO C.R.S. SECTION 24-6-402(2)(c)**

WHEREAS, the Colorado Open Meetings Law was enacted by the Colorado State Legislature on April 29, 1991, and this law declares that the formation of public policy is public business and may not be conducted in secret; and

WHEREAS, the Colorado Open Meetings law also stipulates that the public place, or places, for posting such notices shall be designated annually; and

WHEREAS, the front entryway of the Johnstown Town Hall has previously been the physical official public posting location; and

WHEREAS, consistent with House Bill 19-1087, the Town hereby desires to post notice of the Town's public meetings not only in a physical location, but also on the Town's website as the Town's official online presence to the greatest extent practicable; and

WHEREAS, the Town Council believes that posting notices on the Town website is a more effective means of dissemination and provides more flexibility than the physical location.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, as follows:

1. **Designation**. The Town Council of the Town of Johnstown, in compliance with C.R.S. Section 24-6-402(2)(c) of the Colorado Open Meetings Law, hereby designates the Town website at www.townofjohnstown.com and the Town Hall for posting notices.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2020.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

AGENDA ITEM 7

Town Manager Report



TOWN OF JOHNSTOWN

MEMORANDUM

TO: Honorable Mayor and Town Council Members

FROM: Matt LeCerf, Town Manager

DATE: January 6, 2020

CC: Town Staff
Local Media

SUBJECT: Departmental Report

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

- 01/06/2020 – Regular Town Council Meeting
 - 01/20/2020 – Offices closed - Martin Luther King Holiday
 - 01/22/2020 – Regular Town Council Meeting
-

Administration, Finance, & Planning

- *Senior Center Attendance/Presentation* – Matt attended the December luncheon at the Senior Center and talked with the attendees about the upcoming 2020 budget and the achievements in 2019 as well. The next slated date for attendance at the Senior Center is in March just prior to the election, which will enable for education about any ballot and referendum issues to be considered by the Council in the April 2020 Election Day.
- *Johnstown Downtown Association* – Matt met with several of the Downtown Business Owners in Johnstown. They have a desire to create several events in downtown and really continue to grow our downtown as a preferred destination. They will be coming to present to the Council later in the month of January.
- *Meeting with CSU Leadership Class* – The Mayor and Matt met with CSU's leadership instructor who coordinates real-world learning outside of the classroom. The class is currently exploring the possibility of having their learning experience in Johnstown in April.
- *List of Bills* – The list of bills includes payments for the last week of November as well as the entire month of December, so there are several vendors payments that reflect two months' worth of payments.
- *Caselle conversion* – January 1st, the databases for the Caselle conversion will be changed out to reflect the new fund structure and processes. The system will be mapped internally and should be ready to go January 2nd.

The Community That Cares

- *2020 Budget Document* – The document is nearly complete and should be available on our website soon.

Police Department

Community Policing, Outreach & Miscellaneous Items:

- *Officer of the Year*- Officer Jacob Blackburn was awarded JPD's officer of the year for 2019 for his positive community involvement with kids and for his hard work and dedication securing grant funding for the new JPD firearms range.

Public Works Department

Streets, Stormwater, & Parks

- *Snow* – Due to the colder weather the last few weeks, Staff has stayed busy scraping ice that was left after the Thanksgiving snowstorm. Storm inlets were the main priority to help with drainage in the warmer weather. Crew will continue to scrape as needed to ensure positive drainage flow.
- *Streets* – Crews have been repairing pot holes around Town due to the freeze and thaw that is happening. Approximately 200 lbs. of patch has been used to repair these areas. Road grading is ongoing and 11 road miles were graded including CR 3, CR 20C, CR 50, CR 46, CR 44, and CR 42.
- *Signs* – A stop sign was replaced at Charlotte and Jay due to being damaged by a vehicle. The road signs that CDOT were going to replace at Highway 60 and Parish, Telep and Colorado Blvd were returned back to CDOT. The signs delivered were too long and needed to be shortened to fit the mast arms. We hope to have them completed by mid-January. These sign will be replacing the lighted units that CDOT noted as safety concerns on their roadway.
- *Sweeping* – Johnstown Farms, Rolling Hills and Clearview streets were cleaned. The street sweeper will continue to go out on a regular schedule, weather permitting, to help pick up debris placed after the snowstorm.
- *Road Survey* – The 2020 fiscal year budget has the Road Pavement Condition Assessment planned to help Town Staff better understand the conditions of our roadways and avoid future issues similar to what happened in the 2019 overlay project. The survey will show thickness, condition, and type of base under these roads for better project management and roadway assessment. A request for proposal of this assessment advertised with a January 24, 2020 deadline for responses. We are hoping to have staff recommendation in front of Town Council for approval by February 17, 2020.

Water & Wastewater

- *Water plant* – Staff has replaced the VFD for the recycle pump at the water plant. We are still waiting on the VFD for the #5 pump in the distribution pump house. Staff has been doing regular maintenance of the DAF also. With water demand low, staff is working hard to get caught up on any and all repairs.
- *Filter Media* – The media replacement budgeted for 2020 is in design. We are hoping to have the media replaced before water demands increase in the system.
- *Water Leak* – On December 20 a water leak was reported in the 900 block of Charlotte. Staff immediately started the repair and found that two leaks were in need of repair within 8 ft. of each other. Staff was able to repair both leaks by 2 pm that afternoon.

Charlotte Ave was found to have an old 8 inch cast iron line. After conversation with staff it was brought to our attention that this line has had multiple repairs done to it in the last few years. Staff will be placing this on the Capital Improvement Program list for replacement.

- *Wastewater Plant* – Weifield Group has been working at the CWWTP installing conduits for the Aeration Project. Weather permitting, the project should be completed by end of January.
- *Sewer Project*– As reported on the last report, IMEG (Town Contract Engineer) and staff solicited nine contractors for RFP's to partner with the Town on the sewer capacity project. RFP's were returned on the 20 of December and we received 4 responses from possible partners. We will be reviewing these RFP's and should have a decision on which firm we plan on working with by end of January. A staff recommendation will be presented to Town Council for approval.
- *Low point expansion* – The 2020 fiscal year budget has the expansion of the Low Point Wastewater Treatment Plant design. With all the growth that is projected to be serviced by the Low Point WWTP the need to start design of the Low point plant and expand from 0.5 MGD to 1.5 MGD needs to get started soon. A request for proposal of this design advertised and the deadline to receive proposals back is on January 31, 2020. We are hoping to have staff recommendation in front of Town Council for approval on February 17, 2020.

AGENDA ITEM 9A

Second Reading

Ordinance Number 2019-165

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 9A

SUBJECT: **Final Reading:** An Ordinance Amending Chapter 18 Of The Johnstown Municipal Code To Adopt: (1) The International Residential Code, 2018 Edition; (2) The International Building Code, 2018 Edition; (3) The International Mechanical Code, 2018 Edition; (4) The International Plumbing Code, 2018 Edition; (5) The International Energy Conservation Code, 2012 Edition; (6) The International Fuel Gas Code, 2018 Edition; (7) The International Fire Code, 2018 Edition; International; (8) The International Property Maintenance Code, 2018 Edition; (9) The National Electrical Code, 2017 Edition; (10) The International Existing Building Code, 2018 Edition; And (11) The International Swimming Pool And Spa Code, 2018 Edition.

ACTION PROPOSED: Consider the Ordinance 165 to adopt and amend Chapter 18 for New Building Regulations for the Town of Johnstown.

ATTACHMENTS: 1. Recommended Building Regulations and the Associated Amendment Related to the Building Regulations

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is an ordinance that will amend the current Town of Johnstown Building Code Regulations – Chapter 18. The Town has been operating and applying the various International Code Council (ICC) from 2006. The proposed regulation would bring the Town of Johnstown to the current codes that are available for adoption from the ICC. New codes are generally issued and revised by the ICC in 3 year increments. The codes that are presented and adopted will help insure better construction methods resulting in enhanced safety for those who occupy various structures.

As part of the adoption, the Town's consulting building inspector conducted several listening and informational sessions earlier in the year to ensure that contractors who desired to attend were aware of the pending adoption of these codes. Appropriate public outreach attempts were made to communicate the changes in the codes prior to bringing this to Council formal adoption. It would be our intent that the codes would go into effect on January 1, 2020.

The codes that will be adopted area as follows with amendments is listed below. The full language of the ordinance as previously mentioned is included in this item.

- (1) The International Residential Code, 2018 Edition;
- (2) The International Building Code, 2018 Edition;
- (3) The International Mechanical Code, 2018 Edition;
- (4) The International Plumbing Code, 2018 Edition;
- (5) The International Energy Conservation Code, 2012 Edition;
- (6) The International Fuel Gas Code, 2018 Edition;
- (7) The International Fire Code, 2018 Edition; International;
- (8) The International Property Maintenance Code, 2018 Edition;
- (9) The National Electrical Code, 2017 Edition;
- (10) The International Existing Building Code, 2018 Edition; And
- (11) The International Swimming Pool And Spa Code, 2018 Edition.

UPDATE:

At the December 2, 2019 meeting the item was removed and tabled from the consent agenda to a date specific of January 6, 2020. This allowed staff to meet with Councilmember Molinar to discuss details of the code and to consider other inclusions into the code sections. The change made to the proposed ordinance which is now in a final form is the inclusion of IRC Section R302.13 (Fire Protection of Floors) which was originally proposed for deletion. The codes will now go into effect on February 1, 2020.

LEGAL ADVICE:

The ordinance was drafted and reviewed by the Town Attorney.

FINANCIAL ADVICE:

Not Applicable

RECOMMENDED ACTION: Approve the ordinance as presented – this will adopt the ordinance as a first reading was previously conducted on November 18, 2019.

SUGGESTED MOTIONS: FOR THE SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT

For Approval:

I move to approve Ordinance 165 as presented.

For Denial:

I move that we deny Ordinance 165 as presented.

Reviewed and Approved for Presentation:

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2019-165**

AN ORDINANCE AMENDING CHAPTER 18 OF THE JOHNSTOWN MUNICIPAL CODE TO ADOPT: (1) THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION; (2) THE INTERNATIONAL BUILDING CODE, 2018 EDITION; (3) THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION; (4) THE INTERNATIONAL PLUMBING CODE, 2018 EDITION; (5) THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION; (6) THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION; (7) THE INTERNATIONAL FIRE CODE, 2018 EDITION; (8) THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION; (9) THE NATIONAL ELECTRICAL CODE, 2017 EDITION; (10) THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION; AND (11) THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION.

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, pursuant to Title 31, Article 16, Part 2, C.R.S., the Town Council adopted building codes in Chapter 18 of the Johnstown Municipal Code; and

WHEREAS, the Town Council desires to adopt the following new or amended versions of building codes: (1) the International Residential Code, 2018 Edition; (2) the International Building Code, 2018 Edition; (3) the International Mechanical Code, 2018 Edition; (4) the International Plumbing Code, 2018 Edition; (5) the International Energy Conservation Code, 2012 Edition; (6) the International Fuel Gas Code, 2018 Edition; (7) the International Fire Code, 2018 Edition; (8) the International Property Maintenance Code, 2018 Edition; (9) the National Electrical Code, 2017 Edition; (10) the International Existing Building Code, 2018 Edition; and (11) the International Swimming Pool and Spa Code, 2018 Edition; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, is promulgated for the preservation of public health, welfare, peace, safety and property and is in the best interests of the Town of Johnstown.

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

Section 1. Article I of Chapter 18. Sections 18-1 and 18-3 of Article I of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-1. International Residential Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Residential Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters F and H (“IRC”) is hereby adopted by reference as the Town of Johnstown Residential Building Code to have the same force and effect as if fully set forth herein.

Sec. 18-3. Amendments.

The International Residential Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IRC Section R101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town.”

(3) IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #10 is deleted in its entirety and replaced with: “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

(4) IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

(5) IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

(6) IRC Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

(7) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

“R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.”

(8) IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with “Town.”

(9) IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(10) IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

(11) IRC Section R113.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

(12) IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

(13) IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp Deg. F	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	26713	1000	43F

(14) IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.”

(15) IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

(16) IRC Section R310.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

“All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.5.”

The section is further amended by deletion of Exception #2 and its conditions.

(17) IRC Section R310.2.3 (Window wells) is amended by the addition of the following:

“All windows in basements shall be an escape and rescue window, if requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section.”

(18) IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

“Exception: Only one window well ladder shall be required in an unfinished basement.”

(19) IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm)

below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

- (a) The access side of stairways need not be protected.
- (b) Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
- (c) Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

(20) IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

(21) IRC Section 315.3 (Location) is amended by deleting the first sentence and replacing it with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level.”

(22) IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

“Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer’s soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.”

(23) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

“All foundation drains shall be designed and inspected by a State of Colorado registered design professional.”

(24) IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2012 International Energy Conservation Code.

(25) IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following:

“All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

(26) IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

(27) IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

(28) IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with the following:

“DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

(29) IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm).”

(30) IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches.”

Section 2. Article II of Chapter 18. Sections 18-11 and 18-13 of Article II of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-11. International Building Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Building Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 33 inclusive and Appendix Chapter H and I (“IBC”), is hereby adopted by reference as the Town of Johnstown Building Code to have the same force and effect as if fully set forth herein.

Sec. 18-13. Amendments.

The International Building Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.

(3) IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code.”

(4) IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2012 International Energy Conservation Code.”

(5) IBC Section 105.1 (Required) is amended by replacing the words “building official” with “Town.”

(6) IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.”

(7) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

“Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”

(8) IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.”

(9) Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

(10) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “Town.”

(11) IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(12) IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

(13) IBC Section 114.2 (Notice of Violation) is amended by the addition of “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

(14) IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.”

(15) IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level.”

(16) IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.”

(17) IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is amended to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1- Hour fire rating.

(18) IBC Section 1030.2. (Minimum size) is amended by the deletion of the exception.

(19) IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code.”

(20) IBM Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Johnstown” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Johnstown, where indicated in [Date of Issuance].

Section 3. Article III of Chapter 18. Sections 18-21 and 18-23 of Article III of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-21. International Mechanical Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Mechanical Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive (“IMC”), is hereby adopted by reference as the Town of Johnstown Mechanical Code to have the same force and effect as if fully set forth herein.

Sec. 18-23. Amendments.

The International Mechanical Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

Section 4. Article IV of Chapter 18. Sections 18-31 and 18-33 of Article IV of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-31. International Plumbing Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Plumbing Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive (“IPC”), is hereby adopted by reference as the Town of Johnstown Plumbing Code to have the same force and effect as if fully set forth herein.

Sec. 18-33. Amendments.

The International Plumbing Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IPC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IPC Section 305.4.1 (Sewer depth) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm).”

(3) IPC Section 312.3 (Drainage and vent air test) is amended by deletion of the first sentence.

(4) IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

Section 5. Article V of Chapter 18. Sections 18-41 and 18-43 of Article V of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec 18-41. International Energy Conservation Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Energy Conservation Code, 2012 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 5 inclusive (“IECC”), is hereby adopted by reference as the Town of Johnstown Energy Conservation Code to have the same force and effect as if fully set forth herein.

Sec 18-43. Amendments.

The International Energy Conservation Code, 2012 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IECC Section C101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IECC Section 101.5.1 (Low energy buildings) is amended by adding Exception #3 to read as follows:

“Commercial structures that lack one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.”

(3) IECC Section 109.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

(4) IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

(5) IECC Section R402.4.1.2 (Testing) is amended by the deletion of this section in its entirety.

Section 6. Article VI of Chapter 18. Sections 18-51 and 18-53 of Article VI of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-51. International Fuel Gas Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fuel Gas Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive (“IFGC”), is hereby adopted by reference as the Town of Johnstown Fuel Gas Code to have the same force and effect as if fully set forth herein.

Sec. 18-53. Amendments.

The International Fuel Gas Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IFGC Section 404.12 (Minimal burial depth) is amended by the addition of the following: “All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.”

(3) IFGC Section 406.4.1 (Test pressure) is amended by changing the requirement of “3 psig” with “10 psig.”

Section 7. Article VII of Chapter 18. Sections 18-61 and 18-63 of Article VII of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-61. International Fire Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fire Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 80 inclusive and the Appendices (“IFC”), is hereby adopted by reference as the Town of Johnstown Fire Code to have the same force and effect as if fully set forth herein.

Sec. 18-63 Amendments.

The International Fire Code, 2018 Edition, adopted herein is hereby modified and amended with the following additions, deletions, insertions and changes as follows:

(1) IFC Section 101.1 Title. These regulations shall be known as the Fire Code of the Town of Johnstown, hereinafter referred to as “this code.”

(2) IFC Section 105.6.16 Flammable and combustible liquids.

2. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 50 gallons outside of a building, except that a permit is not required for the following:

3. To store, handle or use Class II or Class IIIA liquids in excess of 50 gallons in a building or in excess of 249 gallons outside a building, except for fuel oil used in connection with oil-burning equipment.

(3) IFC Section 105.6.30 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors. Businesses shall be required to comply with Annex B of NFPA 96 (2017): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

(4) IFC Section 105.6.36 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1000 persons, or where the event includes *high-risk activities* as defined in Chapter 2 of this code.

(5) IFC 105.6.43 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure or a tent having an area in excess of 700 square feet.

(6) IFC 105.6.51 Marijuana and/or hemp establishments or businesses. Businesses or establishments that sell, grow, or process marijuana or hemp, or businesses or establishments that perform extractions of marijuana or hemp, shall be required to comply with Chapter 38 of NFPA 1: Fire Code (2018 edition), as well as specific policies approved by the fire code official and the local government with jurisdiction, to include obtaining the required permit(s) for the operations of said business or establishment.

(7) IFC 106.2 Schedule of permit fees. Fees for any permits, inspections, and/or services authorized by this code shall be assessed in accordance with the fee schedule established by the Front Range Fire Rescue Fire Protection District Board or the Loveland Rural Fire Protection District Board.

(8) IFC 109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the Town of Johnstown governing body, shall hold office at its pleasure, and shall be comprised of the members of the Board of Adjustments. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

(9) IFC Section 109.3 is hereby deleted in its entirety.

(10) IFC 110.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders as provided by \$100. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) IFC 112.4 Failure to comply. Any person who shall continue to work after having been issued a stop work order subject to the adopting of the 2018 IFC, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of \$500.

(12) IFC Section 114 Reporting of Emergencies and False Alarms.

(1) 114.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 114.

(2) 114.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

(3) 114.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(13) IFC Section 202 General Definitions is hereby amended by the following additions:

- (1) BOARD. Where the term "Board" is used, it shall be held to mean the Board of Directors of the fire protection district with jurisdiction.
- (2) BOARD OF APPEALS. Wherever the term "Board of Appeals" is used, it shall refer to the Town of Johnstown Board of Adjustments, as established and amended in the Town of Johnstown Municipal Code.
- (3) DISTRICT. Wherever the word "District" is used, it shall be held to mean the fire protection district with jurisdiction.
- (4) HIGH-RISK ACTIVITIES. Special events shall be deemed to be "high-risk activities" if they include the following proposed activities: display of fireworks, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.
- (5) JURISDICTION. Wherever the word "Jurisdiction" is used it shall be held to mean to the inclusive boundaries of the fire protection district.
- (6) RURAL FIRE FLOW AREA. The geographic area as determined by the fire code official that traditionally has had limited fire flow.
- (7) URBAN FIRE FLOW AREA. The geographic area as determined by the fire code official that traditionally has had adequate fire flow.

(14) IFC 307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

Exceptions:

1. Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

2. Agricultural burning that is approved by *the fire code official* and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

(15) IFC 307.2 Permit required. A permit shall be obtained from the County health department of jurisdiction in accordance with Section 105.6.32 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land, or the owner's designated agent, on which the fire is to be kindled.

(16) IFC 308.1.6.3 Sky lanterns. The use, lighting, tethering or release of sky lanterns is prohibited.

(17) IFC 311.5 Placards. The fire code official is authorized to require any vacant or

abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards to be marked as required by Sections 311.5.1 through Section 311.5.5.

(18) IFC 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1 through 503.6 and Appendix D “Fire Apparatus Access Roads.”

(19) *IFC 503.1.1 Exception 1.1* If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the dimension is allowed to increase to 300 feet.

(20) IFC 503.1.2 Additional access. A minimum of two approved fire apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(21) IFC 503.1.2.1 Access to buildings. A minimum of two approved fire apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: One- and two-family dwellings.

(22) IFC 503.1.3 Limited access. The fire code official is authorized to modify the fire apparatus access requirements due to existing waterways, topography, hazards or other factors.

(23) IFC 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D “Fire Apparatus Access Roads.”

(24) IFC 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

(25) IFC 503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

(26) IFC 503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

(27) IFC 505.1 Address identification. New and existing buildings or facilities shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numerals shall be Arabic numbers and street names, if required

to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

- 505.1.1.1 Addresses shall be assigned by the governmental entity having jurisdiction and shall comply with the Town of Johnstown Addressing System as well as the addressing standards of the county in which the property is located. At no time shall any new street be assigned the same name as, or one substantially similar to, any existing street name in the fire district providing primary emergency response.
- 505.1.1.2 The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.
- 505.1.1.3 The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. Where required by the fire code official, address identification shall be provided in additional, approved locations to facilitate emergency response.
- 505.1.1.4 Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- 505.1.1.5 Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.
- 505.1.1.6 Residential buildings that contain no more than two dwelling units shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.1.7 Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.
- 505.1.1.8 Monument signs shall not be used in lieu of address numerals on the building.
- 505.1.1.9 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor

below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.

505.1.1.10 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).

505.1.1.11 Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).

505.1.1.12 Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.1.13 Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

(28) IFC 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B of this code.

(29) IFC 507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

(30) IFC 509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

(31) IFC 901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

(31) IFC 903.2.8.4.5. Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

(32) IFC Section 903.2.9 Condition #6 - A Group S-1 fire area exceeds 5,000 square feet (464.5 m²) for self-storage buildings or structures.

(33) IFC 903.4.3 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

(34) IFC 907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure, and shall be designed and installed in accordance with NFPA 72. Alarm notification appliances shall be listed for their purpose.

(35) IFC 3103.2 Approval Required. Tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

(36) IFC 3106.4.1.1 Standby emergency medical services. Public assembly events with an anticipated attendance of 350 persons or more shall require the standby services of at least one (1) basic life support ambulance staffed with at least two (2) EMT-Basics. Public assembly events with an anticipated attendance of more than 1,000 persons shall require the standby services of at least one (1) advanced life support ambulance staffed with at least one (1) EMT-Paramedic and one (1) EMT-Basic. The fire code official is authorized to grant exceptions and/or alternate plans for the provision of standby emergency medical services.

(37) IFC 5001.1 Scope Exception #10: The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is in conformance with "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities" as published by the Distilled Spirits Council of the United States (DISCUS).

(38) IFC 5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

(39) *IFC 5601.1.3, Exception 4:* The possession, storage, sale, handling and use of *permissible fireworks* in accordance with state statute and local municipal codes.

(40) IFC 5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in any permanent building.

(41) *IFC 5602 Definitions* - Permissible Fireworks. As defined in Colorado Revised Statutes, 12-28-101 § CRS.

(42) *IFC 5610 Permissible fireworks.* Permissible fireworks shall be possessed, stored, sold, handled and used in accordance with this section and with state and local laws.

(43) IFC 5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

(44) IFC 5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

(45) IFC 5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

(46) IFC 5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16 years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

(47) IFC 5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

(48) IFC 5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

(50) IFC 5701.2 Non-applicability Exception #10: The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is conformance with “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” as published by the Distilled Spirits Council of the United States (DISCUS).

(51) IFC 5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as addressed by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(52) IFC 5704.2.14.1 Removal Exception #7: Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

(53) IFC 5704.3.3 Indoor storage. Exception #2:2. The production, processing and/or storage of distilled spirits and wines in wooden barrels and casks when the building or facility is conformance with “Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities” as published by the Distilled Spirits Council of the United States (DISCUS).

(54) IFC 5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design. (Exception is deleted)

(55) IFC 5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and Class II liquids in above-ground or underground tanks outside of buildings is prohibited within the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(56) IFC 5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

(57) IFC 5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

(58) IFC 5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 505.1 and Appendix D of this code.

(59) IFC 5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Section 503.6 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

(60) IFC 5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Oil and Gas Conservation Commission (COGCC) rules. COGCC Rule 600 shall be specifically addressed for all site safety requirements.

(61) IFC 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

(62) IFC 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. These provisions shall not be interpreted so as to conflict with the provisions of Colorado Revised Statutes Title 8, Article 20 or Title 34 as amended. In the event of any conflict, the more restrictive provision shall prevail.

(63) IFC Chapter 80 Referenced standards:

COGCC	Colorado Oil and Gas Conservation Commission 1120 Lincoln Street, suite 801 Denver, CO 80203 Rule 600: Safety Regulations Referenced in Section 5706.3.13
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DISCUS	Distilled Spirits Council of the United States 1250 Eye Street, NW suite 400 Washington, DC 20005
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Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities, 3rd edition, June 2005
Referenced in Sections 5001.1, 5701.2, 5704.3.3

NFPA	National Fire Protection Association 1 Batterymarch Park Quincy, MA 02169-7471
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NFPA 1-18: Fire Code, Chapter 38: Marijuana Growing, Processing, or Extraction Facilities

Referenced in Subsection 105.6.51

NFPA 96-17: Standard for Ventilation Control and Fire Protection in
Commercial Cooking Operations, Annex B

Referenced in Subsection 105.6.30.

(64) IFC APPENDIX B: Fire-Flow Requirements for Buildings is adopted with changes

(1) Table B105.2, Footnote a. The reduced fire flow shall be not less than 1,500 gallons per minute

(65) IFC APPENDIX C: Fire Hydrant Locations and Distribution is adopted with changes

(1) C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

(2) Table C102.1 is hereby amended by renaming it Table C102.1 Required Number of Fire Hydrants and deleting columns Average Spacing Between Hydrants and Maximum Distance from any Point on a Street or Road Frontage to a Hydrant, and deleting all footnotes.

(3) Table C103.1 Required Spacing of Hydrants and associated footnotes:

TABLE C103.1

REQUIRED SPACING OF HYDRANTS

APPLICATION	SPACING BETWEEN HYDRANTS (feet) ^{a,b}	MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet)
Buildings other than one- and two-family dwellings, Group R-3 and R-4, and townhouses	350	400 ^c
Urban One - and Two- Family Dwellings, Group R-3 and R-4, and townhouses	600	600

Rural One - and Two-Family Dwellings, Group R-3 and R-4, and townhouses	1,000	1,000
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- a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each side of the street and be arranged on an alternating basis.
- b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

(4) C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3.

(5) C103.2 Spacing between hydrants. The spacing between fire hydrants shall be in accordance with Table C103.1. (Exception deleted).

(6) C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1

(7) C105 Referenced Standard is deleted in its entirety.

(66) IFC APPENDIX D: Fire Apparatus Access Roads is adopted with changes:

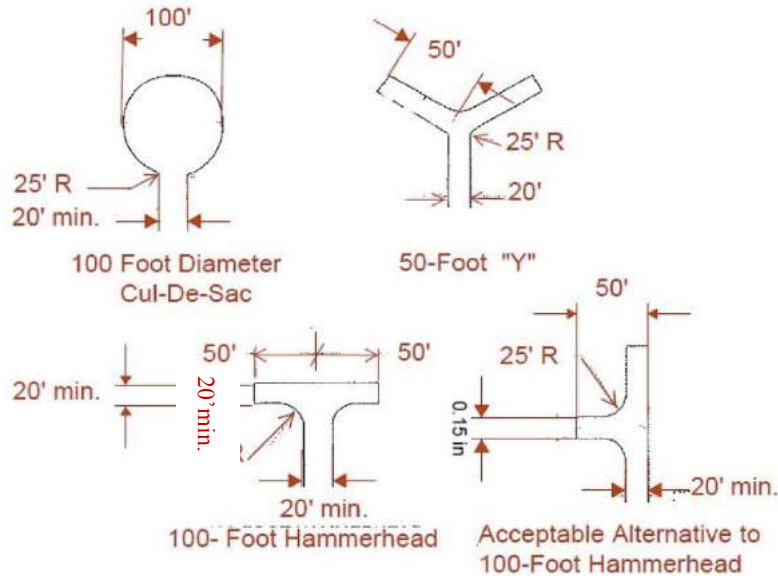
(1) D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 80,000 pounds (36,287 kg).

(2) D102.2 Roadway surface. All access roadways must be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

(3) D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary

access shall be available as long as the site is under construction. Thereafter, permanent fire lanes confirming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

(4) Table D103.1 is hereby amended to read as follows:



(5) Table D103.4:

TABLE 103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151 and longer	20	100-foot hammerhead, 100-foot cul-de-sac in accordance with Figure D103.1

(6) Section D103.3 is hereby amended to read as follows:

(7) D103.3 Turning radius. The minimum turning radii shall be 25 feet inside radius and 50 feet outside radius.

(8) D103.5 Exception: Private driveways serving one (1) single-family residence.

(9) D103.6 Signs. Where required by the fire code official, fire apparatus access roads

shall be marked with permanent NO PARKING – FIRE LANE signs complying with Chapter 2B of the Manual on Uniform Traffic Control Devices. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

(10) Figure D103.6 Fire Lane Signs is deleted.

(11) D104.1 Multiple access. A minimum of two approved fire-apparatus access roads shall be provided to each developed lot within the jurisdiction. If multiple fire apparatus access roadways cannot be provided and the single, dead-end roadway is in excess of 660 feet in length, as measured from the centerline of the last roadway providing access to the dead-end road, all occupiable structures located beyond 660 feet shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(12) D104.2 Access to buildings. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: One- and two-family dwellings.

(13) D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. If all structures are protected by an approved automatic fire-sprinkler system, the access roadways may be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

(14) D106 is hereby deleted.

(15) D107 is hereby deleted in its entirety.

(16) D108 is hereby deleted in its entirety.

(67) IFC APPENDIX E: Hazard Categories is adopted.

(68) IFC APPENDIX F: Hazard Ranking is adopted.

(69) IFC APPENDIX G: Cryogenic Fluids – Weight and Volume Equivalents is adopted in its entirety.

(70) IFC APPENDIX H: Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions is adopted.

(71) IFC APPENDIX I: Fire Protection Systems – Noncompliant Conditions is adopted in its entirety.

Section 8. Article VIII of Chapter 18. Article VIII of Chapter 18 of the Johnstown Municipal Code shall be omitted and replaced in full with the following:

ARTICLE VIII. International Property Maintenance Code.

Sec. 18-71. International Property Maintenance Code.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive (“IPMC”), is hereby adopted by reference as the Town of Johnstown Property Maintenance Code to have the same force and effect as if fully set forth.

Sec. 18-72. Application of Regulations.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sec. 18-73. Amendments.

The International Property Maintenance Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(2) IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the section and is replaced with the following:

“Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the current adopted building and zoning codes.”

(3) IPMC Section 103.5 (Fees) is amended by the deletion of the section and is replaced with the following:

“Costs incurred in the performance of work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.”

(4) IPMC Section 111.2 (Membership of Council) is amended by the deletion this section in its entirety and replaced with the following:

“The members of the Council of Appeals shall be comprised of the members of the Town Council.”

- (5) IPMC Section 111.2.1 (Alternate Members) is amended by the deletion of this section in its entirety.
- (6) IPMC Section 111.2.2 (Chairman) is amended by the deletion of this section in its entirety.
- (7) IPMC Section 111.2.3 (Disqualification of member) is amended by the deletion of this section in its entirety.
- (8) IPMC Section 111.2.4 (Secretary) is amended by the deletion of this section in its entirety.
- (9) IPMC Section 111.2.5 (Compensation of members) is amended by the deletion of this section in its entirety.
- (10) IPMC Section 111.3 (Notice of Meeting) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 111.4 (Open Hearing) is amended by the deletion of this section in its entirety.
- (12) IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.
- (13) IPMC Section 302.4 (Weeds) is amended by the deletion of this section in its entirety.
- (14) IPMC Section 302.8 (Motor Vehicles) is amended by the deletion of this section in its entirety.
- (15) IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.
- (16) IPMC Section 308 (Rubbish and Garbage) is amended by the deletion of this section in its entirety.
- (17) IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.
- (18) IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the State of Colorado.”

Section 9. Article IX of Chapter 18. Sections 18-81 and 18-83 of Article IX of Chapter 18 of the Johnstown Municipal Code are hereby amended in full to read as follows:

Sec. 18-81. National Electrical Code.

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the National Fire Protection Association standard number 70, hereafter known as the National Electrical Code, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, is hereby adopted by reference as the Town of Johnstown Electrical Code as if fully set forth herein. The effective edition of the Town of Johnstown Electrical Code shall be the National Electrical Code, 2017 Edition. The effective edition shall be replaced by subsequent edition(s) of the National Electrical Code adopted by the State of Colorado Electrical Council, Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202, and such subsequent editions shall be effective one year after the State of Colorado Electrical Council, Division of Professions and Occupations, Department of Regulatory Agencies adopts such edition.

Sec. 18-83. Amendments.

The National Electrical Code adopted herein is hereby amended as follows:

(1) The electrical permit fees for each permit shall be as established from time to time by resolution of the Council of Trustees and set forth in the Town fee schedule maintained by the building officials for such purposes.

Section 10. Article X of Chapter 18 (Old Version). Article X of Chapter 18 of the Johnstown Municipal Code shall be moved and re-numbered to Article XII and the Sections therein shall be re-numbered and re-titled to read “Section 18-111. Violation” and “Section 18-112. Penalty,” and shall provide that Sections 18-113 - 18-120 are reserved for future use.

Section 11. Article X of Chapter 18 (New Version). A revised version of Article X of Chapter 18 of the Johnstown Municipal Code shall be added to the Johnstown Municipal Code and shall read as follows:

ARTICLE X. International Existing Building Code.

Sec. 18-91. International Existing Building Code.

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Existing Building Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive (“IEBC”), is hereby adopted by reference as the Town of Johnstown Existing Building Code as if fully set forth herein.

Sec. 18-92. Application of Regulations.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sec. 18-93. Amendments.

The International Existing Building Code, 2018 Edition, adopted herein is hereby modified with the following additions, deletions, insertions and changes as follows:

(1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code.”

(2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Johnstown” where indicated.

(3) IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following:

“Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

Section 12. Article XI of Chapter 18 (Old Version). Article XI of Chapter 18 of the Johnstown Municipal Code shall be moved and re-numbered to Article XIII and the Section therein shall be re-numbered and re-titled to read “Section 18-121. Fees and charges” and shall provide that Sections 18-122 - 18-130 are reserved for future use.

Section 13. Article XI of Chapter 18 (New Version). A revised version of Article XI of Chapter 18 of the Johnstown Municipal Code shall be added to the Johnstown Municipal Code and shall read as follows:

ARTICLE XI. International Swimming Pool and Spa Code.

Sec. 18-101. International Swimming Pool and Spa Code.

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Swimming Pool and Spa Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Johnstown Swimming Pool and Spa Code as if fully set out in this ordinance.

Sec. 18-102. Application of Regulations.

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Section 14. Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

Section 15. Code revisions. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 16. Publication and Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective February 1, 2020 and upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the Ordinance and of the adopted building codes are available at the office of the Town Clerk.

INTRODUCED, AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2019.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

AGENDA ITEM 10A

Public Hearing

**P.U.D. Outline Development Plan
Great Plains Village**

Ordinance 2020-168

*PUBLIC HEARING PROCEDURE – Ordinance 2020-168, An Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village –

1. Open public hearing.
2. Receive information from staff.
3. Receive information from applicant.
4. Receive information from public.
 - a. Ask to hear from anyone who supports the P.U.D. Outline Development Plan
 - b. Ask to hear from anyone who opposes the P.U.D. Outline Development Plan
5. Receive rebuttal from applicant. (*Discretionary and only if warranted at the time.*)
6. Additional questions from Council, if any. (*Council may ask questions at any time until the hearing is closed.*)
7. Close the public hearing. (*No more questions from Council*)
8. Discussion and deliberation among Council.
9. Make a decision and/or motion from Council.

SUGGESTED MOTIONS

For Approval: I move to approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village on first reading, on the condition that, as preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and with property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard.

For Approval with conditions: I move to approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village on first reading, on the conditions that:

1. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and with property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard; and

2. _____.

Denial:

I move to deny approval of Ordinance No. 2020-168.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10 A

SUBJECT: Public Hearing – Ordinance No. 2020-168, an Ordinance Approving the P.U.D Outline Development Plan for Great Plains Village

ACTION PROPOSED: Approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town of Johnstown is considering a request for an updated Outline Development Plan (ODP) for the 502.5-acre Great Plains Village PUD, which encompasses three prior annexations/PUDs east of I-25. This large segment of Johnstown is planned for a mix of land uses, development intensity, and residential densities. The ODP defines specific “planning areas” and the land uses and densities for each area, as well as conceptual-level utility, drainage, and transportation network planning to provide basic feasibility analysis for the land uses proposed. Development of this area will extend High Plains Boulevard approximately one mile to the north as a major arterial, and remove the frontage road from Hwy 60 to LCR 14, per CDOT direction.

The Outline Development Plan serves as the initial, high-level “zoning document” for PUD zones, providing information on land uses, standards, general types of development – and is reviewed simultaneously with conceptual utility and drainage documents/reports, a master traffic study, and similar information to ensure feasibility. More detailed design guidelines and development plans are provided at the preliminary and final stages of development planning and platting.

If approved, this Outline Development Plan would replace and supersede prior Outline Development Plans approved at the time of annexation and zoning with the Hamilton (2002 – 137 acres), GBH (2005 – 321 acres), and Ransom (2008 – 53 acres) Annexations. These properties were zoned as PUD-MU and PUD-R at the time of annexation.

A detailed memorandum (attached) was provided to the Planning & Zoning Commission (PZC) at the public hearing held on December 11, 2019, including detailed description and analysis of the project. Additionally, the proposed and updated ODP plan sheets are attached, with the PZC packet included for reference.

Generally, the ODP provides details on a wide mix of permitted and conditional land uses, as well as development standards, in each of the fifteen Planning Areas identified in the plan. Additionally, the ODP dictates a cap on intensity and density of development that includes a maximum of 2,000 dwelling units and 2.4 million square feet of non-residential buildings over the 502.5 acres included in the plan. There is a clause in the ODP that would permit these densities/intensities to transfer between planning areas, but must remain under those total maximum numbers.

Planning Areas located closest to the interstate, the frontage road, and along arterials are largely designated for Employment and Mixed Use; while the majority of the eastern portion of the subject site, and areas along High Plains Boulevard will provide the opportunity for a mix of residential types and densities. Several “typical” single family lot layouts are provided to illustrate flexible options for: zero-lot line homes, alley-loaded garages, motor-/green-court and “carriage house” type homes.

An in-depth discussion was presented in the PZC memo on a concern over the potential for excessive development of outdoor storage (as a primary use), and RV/vehicle rental and sales lots, which resulted in several proposed conditions of approval. In the interim the Applicant and Staff have coordinated on developing verbiage now incorporated into the final ODP in the Council packet. The final proposed verbiage differs only for Planning Area 11 - EMP (northeast portion of the site), which is tucked behind existing boat storage along I-25. Staff worked with the Applicant to arrive at a suitable compromise, for this Planning Area only, that would limit storage and sales lots to no more than 50% of

the area, approximately 19.2 acres. The rationale for this is the unique location of the area, proximity to the frontage road and the Johnson's Corner PUD, and likelihood of the north-south collector ultimately connecting into LCR 3e to the north in the future, and the current and anticipated uses and character of that roadway and area. The other conditions have all been incorporated, and would also apply to this Planning Area 11. The PZC Conditions of Approval include:

1. The Applicant must work with Staff, prior to the Town Council hearing, to develop revised wording in the ODP document to ensure appropriate development of any outdoor storage, display, and sales areas, to address the following specific concerns:
 - a. The use categories of Outdoor storage; RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals; and Motor vehicle dealers/ sales may not exceed 15% of land area in the EMP and MU-1 planning areas, to be tracked by the Director and Developer on the ODP, similar to maximum SF/units. **UPDATE since PZC: INCLUDED, with an exception that for Planning Area 11, Outdoor Storage and Sales/Rental Lots may comprise up to 50% of the land area.**
 - b. Outdoor Storage, as a primary use, must be setback a minimum of 300' from any arterial or interstate right-of-way. **INCLUDED/RESOLVED**
 - c. Update the Land Use Tables to modify: **INCLUDED/RESOLVED**
 - i. primary Outdoor Storage uses over 5 acres to be processed and considered as conditional uses in MU-1 and EMP; and
 - ii. "RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals" – add "Max. of 10 acres" to use description; and
 - iii. Add a new use category for "RV's... rentals, >10 ac." – and update to "C" Conditional uses in EMP & MU-1
 - iv. Treat "Motor vehicle dealer/sales" category similarly, as described in subsections ii, and iii above.
2. Update ODP language to require a 50-foot landscaped buffer along the I-25 corridor frontage. **INCLUDED/RESOLVED**

Public comment was received by several parties, as summarized in the PZC Draft Minutes (attached), and resulted in additional conditions:

3. As preliminary and final development plans proceed, the developer must make substantial and meaningful efforts to work with the adjacent property owner(s):
 - a. immediately to the east to ensure appropriate safety and screening / buffering from the existing residence and agricultural use as a horse track and arena; and
 - b. that will be impacted by the ultimate extension of High Plains Boulevard to the north

An additional notable point of public and Commissioner discussion included a concern for the increased volume of traffic, trucks from Johnson's Corner, and future intersection signalization at Hwy 60. The proposed conceptual street network is in conformance with the Town's Master Transportation Plan, Master Traffic Impact Study for this project, and shows potential points for future connectivity as adjacent parcels may develop. The I-25 frontage road between Hwy 60 and LCR 14 is being closed by CDOT in the near term – it will remain from LCR 14 to Ronald Reagan Boulevard. Ultimately High Plains Boulevard will act as a parallel arterial to I-25 offering a strong north-south connection for the Town. Staff continues to coordinate with CDOT to get the best outcome possible for this area of town.

Two Commissioners voiced their concern with the relative lack of parking associated with the cluster-style housing and encouraged the developers to consider additional guest parking and ensure on-street parking in areas with high density residential. An additional comment was provided to Staff after the PZC hearing and is attached; the email also discusses concerns about the amount of traffic on LCR 50 increasing with new development.

In summary, the Planning & Zoning Commission forwarded a recommendation to the Town Council of Approval with Conditions. Most of these conditions have been satisfied within the body of the ODP. The only outstanding condition is for future coordination with adjacent property owners, which will carry forward as direction for future developers of the more detailed preliminary and final development plans.

LEGAL ADVICE: The Town Attorney drafted Ordinance No. 2020-168.

FINANCIAL ADVICE: No impact anticipated.

RECOMMENDED ACTION: Approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village.

SUGGESTED MOTIONS:

Approval (with recommended condition):

I move to approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village on first reading, on the condition that, as preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and with property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard.

Approval (with recommended condition and additional conditions):

I move to approve Ordinance No. 2020-168, an Ordinance Approving the P.U.D. Outline Development Plan for Great Plains Village on first reading, on the conditions that:

1. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and with property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard; and

2. _____.

Denial:

I move to deny approval of Ordinance No. 2020-168.

Reviewed:

Town Manager

Ordinance 2020-168

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

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

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

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

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

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

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

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

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

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

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

- A. As preliminary and final development plans proceed, the developer shall make substantial and meaningful efforts to work with: (i) the adjacent property owner to the east to ensure appropriate safety and screening from the existing residence and the agricultural use of the property as a horse track and arena and (ii) property owners to the north who will be impacted by the ultimate extension of High Plains Boulevard.

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

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

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2020.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

**SUMMARY MINUTES
PLANNING & ZONING COMMISSION**

Wednesday, December 11, 2019
Council Chambers
450 S. Parish Ave., Johnstown

I. **Call to Order:** Chair Montez opened the meeting at 7:00pm.

II. **Roll Call:** Present were Commissioners Grentz, Montez, Kiovsky, and Storms.

III. **Public Comments regards items not on the Agenda:** none

IV. **Public Hearings:**

a. **Welty Ridge ODP**

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record.

Applicant Representative: Jeff Marck, Terracina Design, 10200 E. Girard Ave. Ste A-314 Denver, CO 80231 Mr. Marck provided additional details on the proposal and answered questions from the Commission.

Commissioner Storms asked about parking for green courts and motor courts. He was concerned about accommodating on-street parking for guests and overflow. Ms. Meyer indicated we would address those detailed concerns with preliminary and final development plans.

Commissioner Kiovsky asked applicant about how this project would be affected by the new I-25 interchange being constructed in 2020. Applicant representative Erik Halverson advised that CDOT is still designing the interchange. Commissioner Kiovsky brought up the importance of landscape buffers and thought the development could provide a different face for the Town.

There was discussion between staff, applicant, and commissioners about what would be passed tonight.

Public hearing was opened. Colleen Cothron, 250 Ricker Ln. Johnstown, commented on the need for a grocery store, and to keep Johnstown's downtown vibrant. There was discussion between Ms. Cothron and Commissioners about bringing a grocery store to Town.

Frank Wynn commented on concerns with metropolitan districts. There was discussion between Ms. Wynn and staff about how the Town generally handles them.

The item was closed to public comment.

Commissioner Kiovsky made Motion to Approve as written. Commissioner Grentz seconded the motion. There was discussion on the land planning and grading.

Motion passed 5-0

b. Great Plains Village ODP

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record. Staff clarified the frontage road will be abandoned.

Applicant Representative: Jeff Marck, Terracina Design, 10200 E. Girard Ave. Ste A-314 Denver, CO 80231 Mr. Marck provided additional details on the proposal and answered questions from the Commission.

Commissioner Storms asked about parking for green courts and motor courts. He was concerned about accommodating on-street parking for guests and overflow.

Commissioners and applicant had a discussion about traffic impacts and connectivity.

Commissioner Kiovsky asked about open space and parks and a couple of small areas noted for open space. Applicant referred her to the annexation agreement, where those areas were indicated for open space previously.

Commissioner Storms had questions about the ultimate buildout of WCR 50 and High Plain Blvd. Applicant explained the future buildout is four lanes for both roads. Commissioner Storms also had questions about uses and how they related to adjacent land uses in Vista Commons PUD to the south.

Public hearing was opened. Tony Connell, representing his mother, who owns property along the proposed High Plains Blvd to the north of Great Plains Village. He had questions regarding how her home would be preserved and/or affected. Principally, he asked about water and protection for animals that are on her and neighboring properties. Tony advised the sewer service would be a benefit to his mother.

John Kelly of Rocksbury Ridge had questions regarding setbacks and additional land needed for High Plains Blvd., and was concerned about water treatment plant capacity. Staff advised him that there would be no need for additional ROW along the existing subdivision, and that development impact fees help to fund plant expansion.

Jerry Bancow expressed concerns about traffic, namely truck traffic on High Plains Blvd. once the frontage road is abandoned. Staff stated that Hwy 60 will eventually be widened to provide for additional lanes, and a traffic control device will be placed at High Plains Blvd. and Hwy 60. Staff informed that they are working with CDOT, and believes that the truck route from Johnson's Corner would be routed to the Hwy 402 interchange, rather than the Hwy 60 interchange.

Laura Chase of 8445 LCR 14 was concerned about development adjacent to her property. She purchased land in the country for use as a horse property and residence, but is now faced with the impacts of development. Laura further pointed to graphics in the presentation that showed new roads going through her current property as upsetting to her and as an unwanted impact on her property. She was further concerned because there had been surveyors on her property already that had disrupted her operations, and was concerned about new residents trespassing on her property. Ms. Chase claimed she was promised fencing around her property by developers and former town staff. Staff advised her concerns were noted and understood, and they would research past Council meeting minutes. She claimed these promises were made at a community meeting when the property was initially annexed. Ms. Chase was concerned about the irrigation pipe running underground in the area and current pressure issues with the line.

Mr. Herrera spoke about the need for irrigation ditches to be maintained. He also believed there should be a school site on the property, since there will be so many new people and the schools are already at capacity.

The item was closed to public comment.

Commissioners had discussions about land use and parking.

Commissioner Kiovsky made a motion to approve, with direction that staff take all public comments into account in later phases of development. Commissioner Weber seconded the motion.

Motion passed 5-0.

V. New Business - None

VI. Department Report Delivered by Kim Meyer

Staff is moving forward with comprehensive plan contract award at Council in January. Remember there is an open seat on the commission, please let folks know, we will re-advertise in 2020. The department anticipates hiring another planner in first quarter of 2020. Staff is working with our GIS consultants to finish up new aerials from the counties to be able to start producing some new town and zoning maps.

VII. Adjourn: Chair Montez adjourned the meeting at approximately 10:15 p.m.

Respectfully Submitted:



Kim Meyer, Secretary

Approved & Accepted:

Lila Montez, Chair

ADDITIONAL PUBLIC COMMENT

REC'D 12/18/19

Kim Meyer

From: Gina Solanyk
Sent: Wednesday, December 18, 2019 1:54 PM
To: Lila Montez; Kim Meyer; Darryll Wolnik
Subject: Great Plains Village Project meeting

Follow Up Flag: Follow up
Flag Status: Flagged

I sent this email to Lila the day after the meeting and haven't heard anything back from her so I'm taking the liberty to email it to you also. I was told in the lobby after the meeting to express my concerns.

Lila:

I attended last night's meeting about the Great Plains Village Project. I am a fellow Weld Master Gardener and had no idea you sat on the planning commission.

I would like to address a few things from last night's meeting.

1. We received a notice of public hearing. It said nothing about public comments being taken last night. The letter states that the January 6 meeting would be the hearing that is open for public comment.
2. The maps on the notice letter we received were too small to be clear. A larger copy would be much more user-friendly.
3. I live at 5464 County Road 50. This project will greatly change the rural life my family has enjoyed for 25 years. We like Johnstown because it is a small town. I live across the street from last night's speaker Laura Chase. I only have 2 acres and know that I don't have a lot of say in development, but this added development is going to make it seem like we are in the middle of a neighborhood. I'm particularly concerned about the amount of traffic. We already have a lot of traffic, and this will increase it greatly. Consider that when I-25 backs up, every person is looking for side roads to get around the clog in traffic. Come visit our road on a Friday evening and see for yourself.
4. I emailed Marcos in September about when our road would be paved. He paid a personal visit to our home. My husband and I sat in the living room with him while he explained that the town of Johnstown would be interested in buying a piece of land along our road front. In all the conversation about 2 lane/4 lane roads, he didn't even mention that 2000 houses were being planned. The letter was the first we heard of it.

You may share this letter with others if you like.

Gina Solanyk

Sent from my iPad

Great Plains Village
Revised Outline Development Plan
(Submitted 12/20/19)

Incorporating conditions of approval from the 12/11/19 PZC hearing

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

PROJECT INTENT

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

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

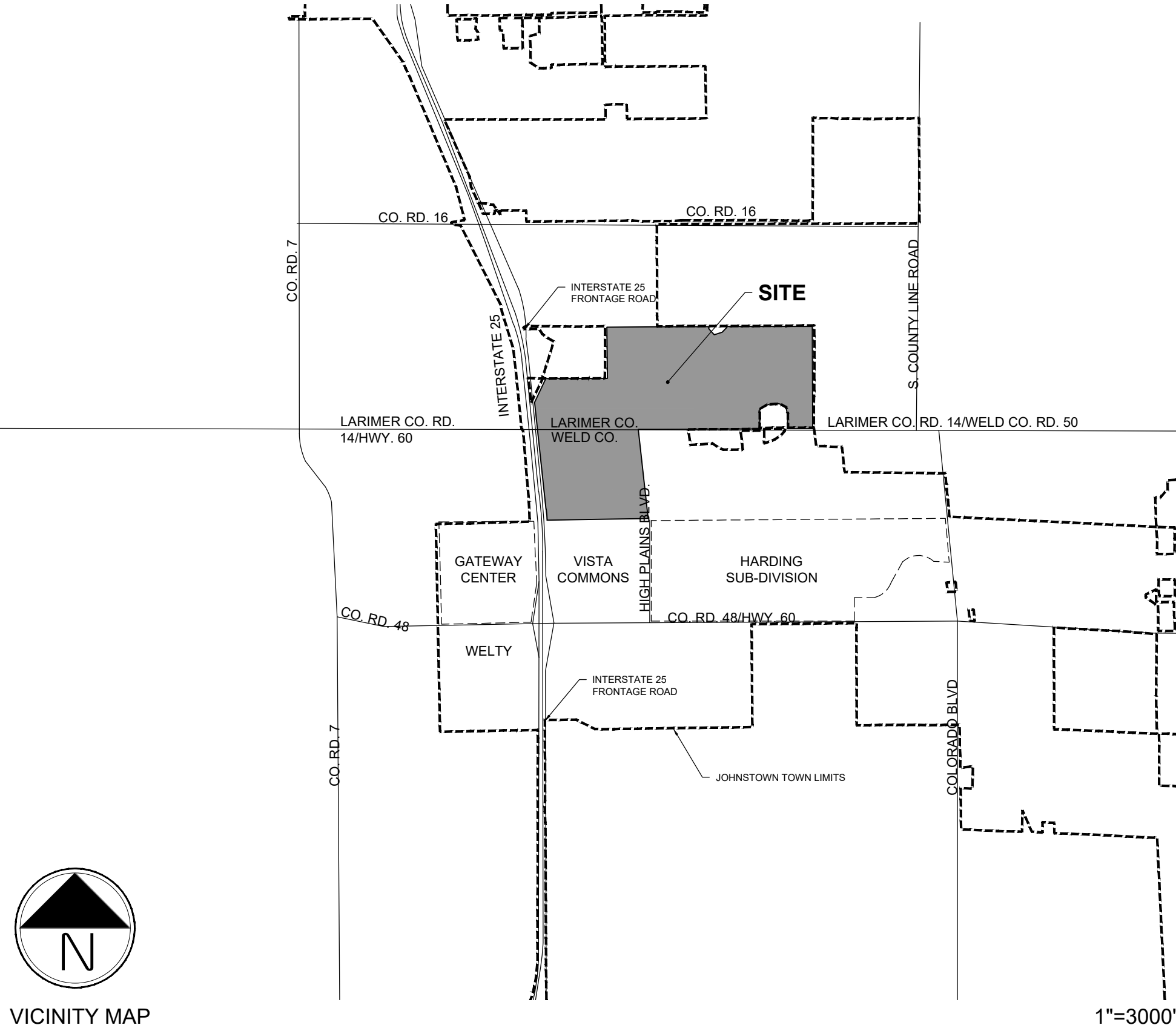
LEGAL DESCRIPTION

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

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

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

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



APPROVALS

TOWN COUNCIL

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

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

GENERAL NOTES

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

DEVELOPMENT PHASING

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

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

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

SHEET INDEX

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

terracina

design

10200 E. Girard Ave., Ste. A-314

Denver, CO 80231

PH: 303.632.8867

PLATTE

LAND & WATER, LLC

CORE

CONSULTANTS

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

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

COVER

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

SHEET

1

OF

15

12/20/2019 3:21 PM: P:\PLATTE LAND & WATER\GREAT PLAINS - WELTY\CAD\SUBMITTALS\GPV - WELTY\GDP\GDP COVER.DWG

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



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

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

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

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

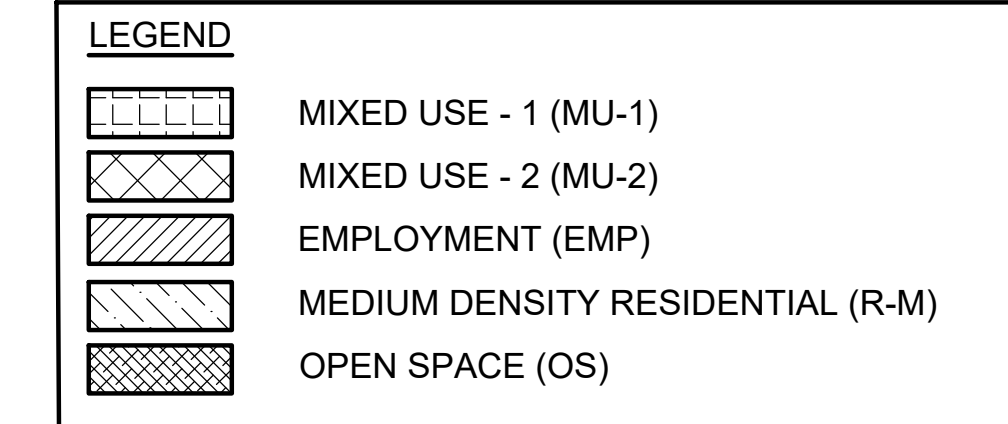
ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE FINAL PLAT PROCESS, ANY REMAINING RESIDENTIAL DENSITY/UNITS DESIGNATED ON THE PUD ZONE DOCUMENT WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER REMAINING RECIPIENT PLANNING AREAS.

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

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

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

THE USE CATEGORIES OF OUTDOOR STORAGE; RV'S, TRAILER, CAMPER, AND LIMITED EQUIPMENT (U-HAUL TYPE BUSINESS) RENTALS; AND MOTOR VEHICLE DEALERS/SALES MAY NOT EXCEED 15% OF LAND AREA IN THE EMP AND MU-1 PLANNING AREAS, TO BE TRACKED BY THE DIRECTOR AND DEVELOPER, EXCEPT IN PLANNING AREA 11 (EMP), WHERE THESE USES MAY NOT EXCEED 50% OF THAT AREA, ANY INCREASE OVER THESE PERCENTAGES ARE CONDITIONAL AND REQUIRE APPROVAL BY TOWN COUNCIL.

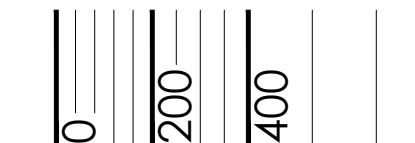


PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL MAX SQ.FT./AREA	RESIDENTIAL		
				MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA
PA-1	MIXED USE-2	41.6	634,234	3	15	624
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310
PA-3	OPEN SPACE	3.3				0
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271
PA-5	MEDIUM DENSITY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

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

LAND USE PLAN

Scale: 1"= 400'-0"



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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

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

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

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

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

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

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

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


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

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


LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
		MU-1	MU-2	EMP	R-M	OS
COMMERCIAL USES						
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-	-
	Entertainment - Indoor	X	X	X	-	-
	Entertainment - Outdoor	X	X	X	-	X
	Movie theaters or Drive-in Theater	C	-	X	-	-
	Health clubs	X	X	X	-	-
	Parks and dog parks	X	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C	X
	Community / Neighborhood Recreation Center	X	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-	-
	Ground floor retail with office or residential on upper levels	X	X	-	-	-
	Retail	X	X	X	-	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-	-
Vehicle / Equipment Sales and Services	Vehicle rentals	X	-	X	-	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-	-
	Car Wash	X	X	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals < 10 Acres	X	-	X	-	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals > 10 Acres	C	-	C	-	-
	Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers) < 10 Acres	X	-	X	-	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers) > 10 Acres	C	-	C	-	-
	Automotive service stations	X	X	X	-	-
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-	-
	Overnight Campground with RV parking	X	-	X	-	C

DEFINITIONS:


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



terracina
design



PLATTE
LAND & WATER, LLC



CORE
CONSULTANTS

#

REVISION DESCRIPTION

DATE

BY

1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

SHEET

4 OF 15

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OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

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

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres****	X	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres****	C	-	C	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X		X		
	Warehousing without retail sales	-	-	X	-	-

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

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

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

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

MIXED USE 1 (MU-1)
MIXED USE 2 (MU-2)
EMPLOYMENT (EMP)
MEDIUM DENSITY RESIDENTIAL (R-M)
HIGH DENSITY RESIDENTIAL (R-H)
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MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.

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

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

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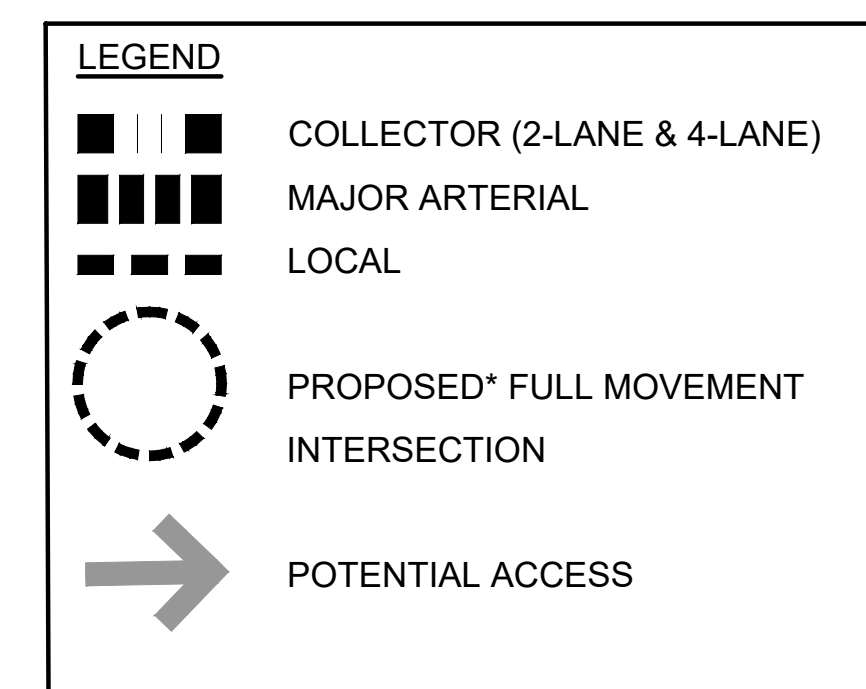
GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

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



CIRCULATION PLAN

0
200
400
800



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

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

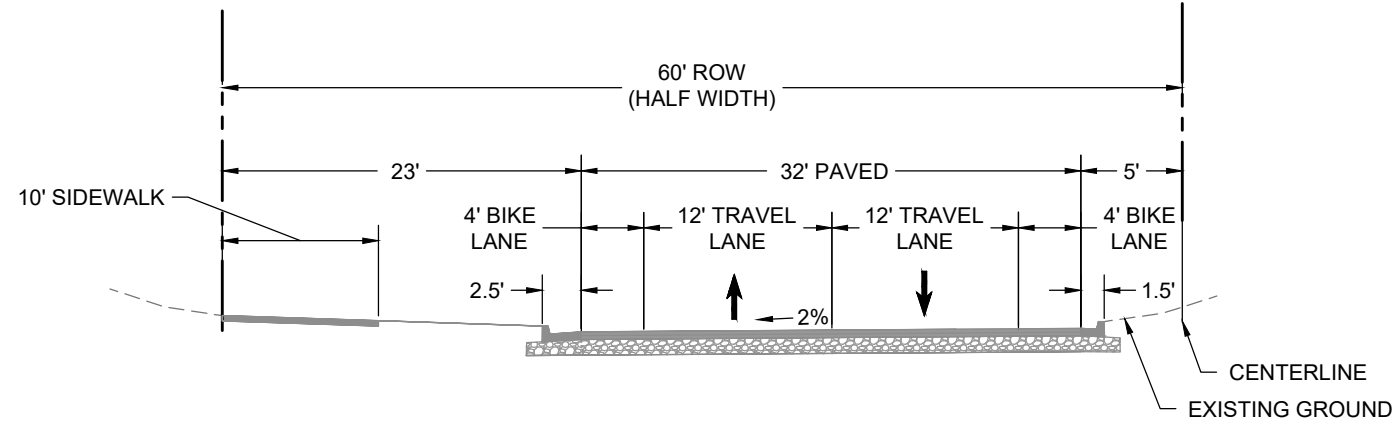
OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

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

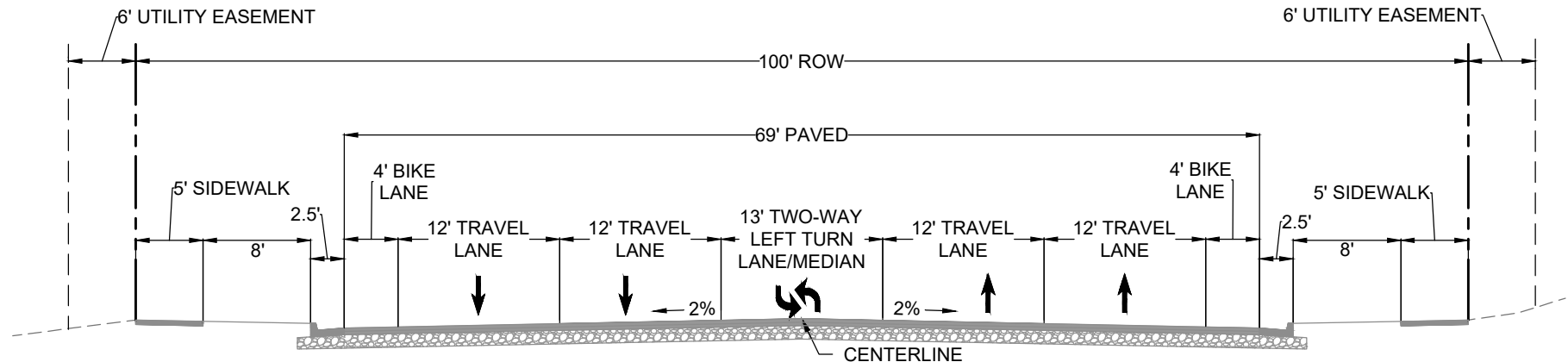
SHEET
6 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

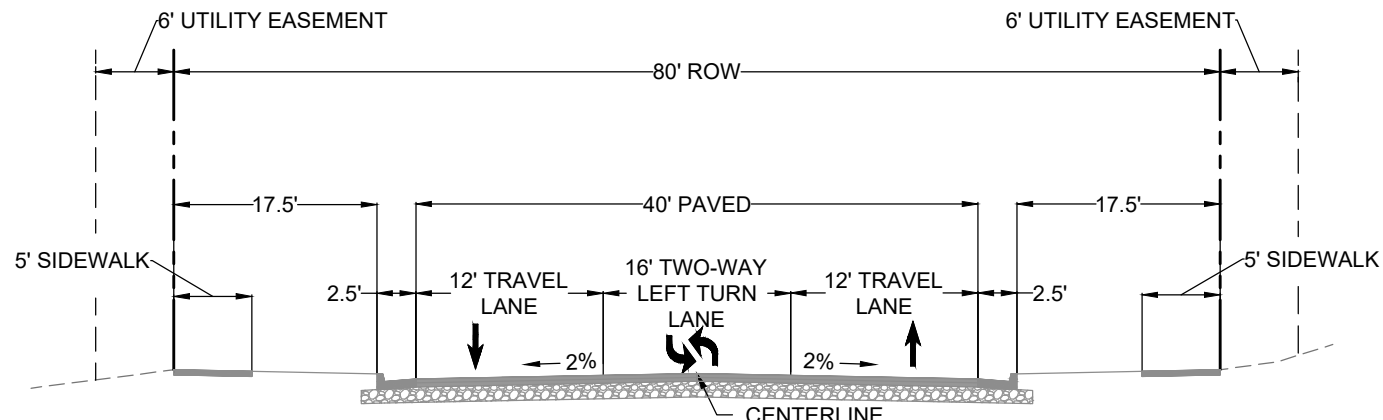
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



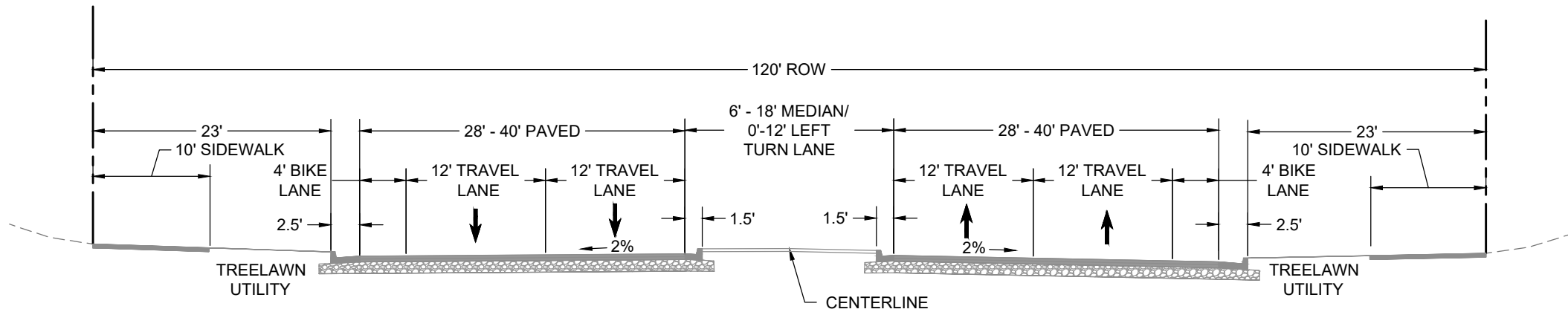
MAJOR ARTERIAL (INTERIM)
HIGH PLAINS BOULEVARD
(SOUTH OF LCR 14/WCR 50)



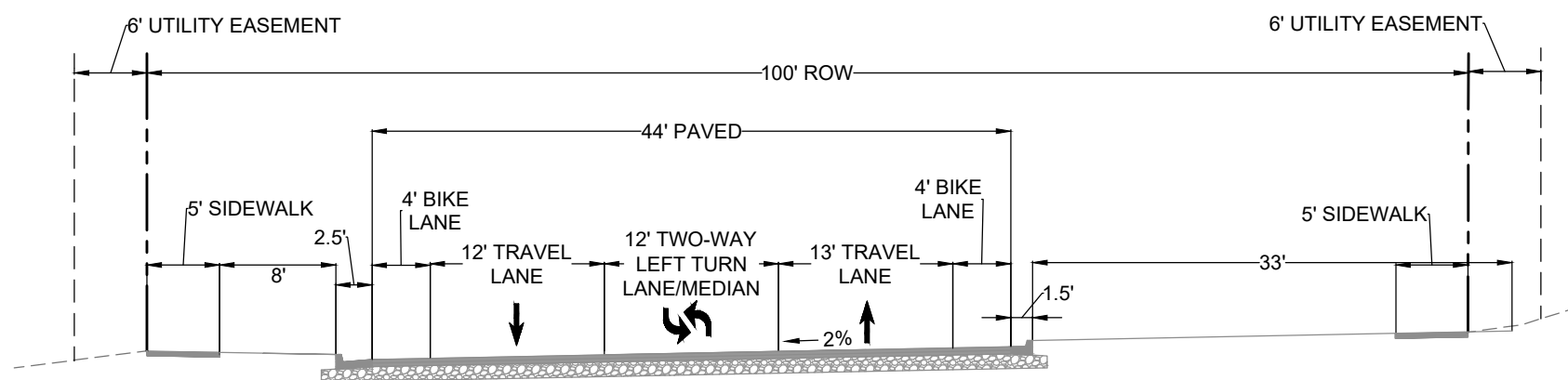
4 - LANE COLLECTOR



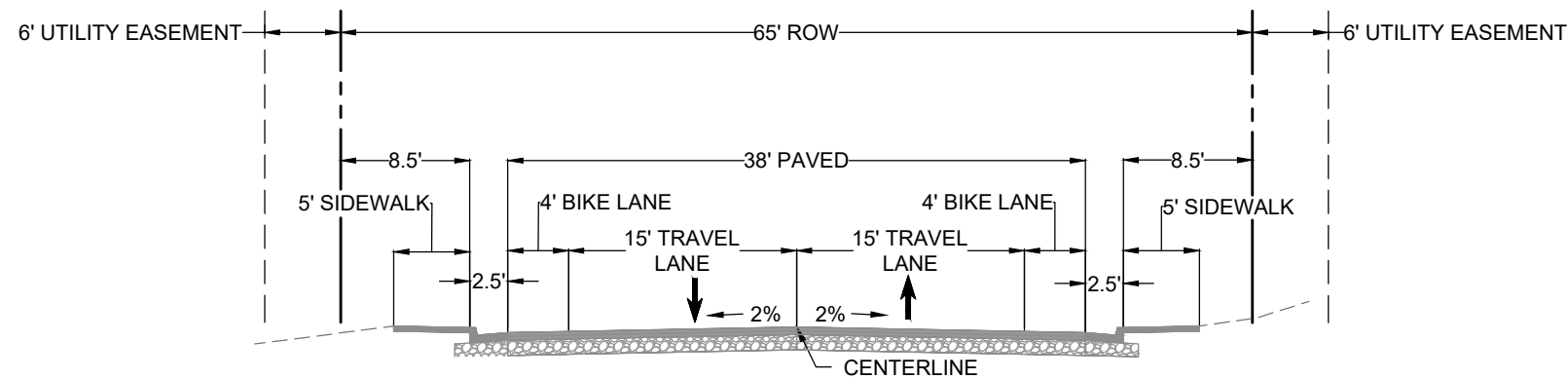
COLLECTOR WITH FLUSH MEDIAN



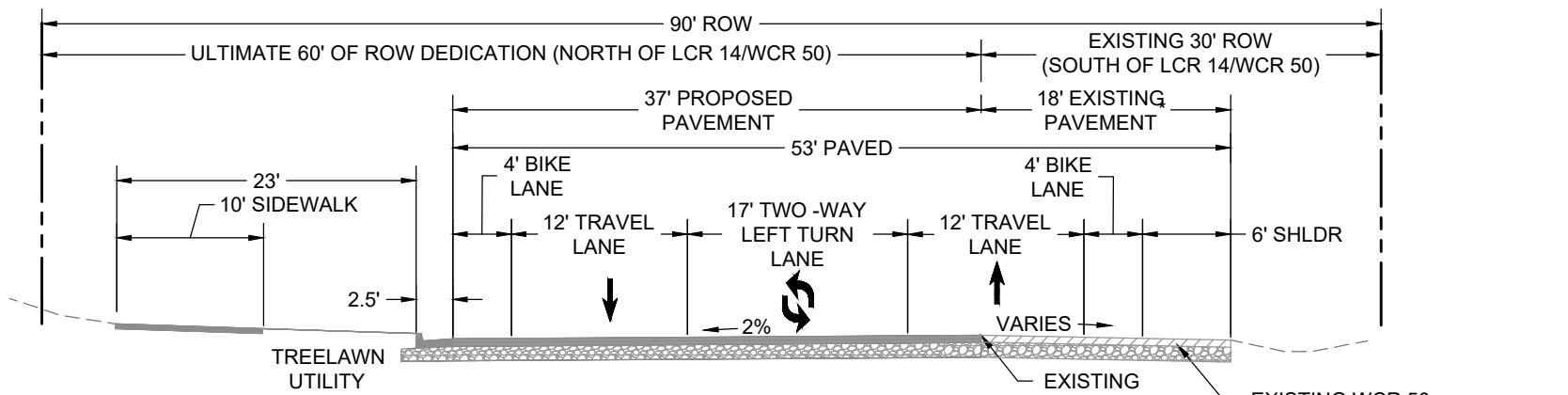
MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



4 - LANE COLLECTOR (INTERIM)

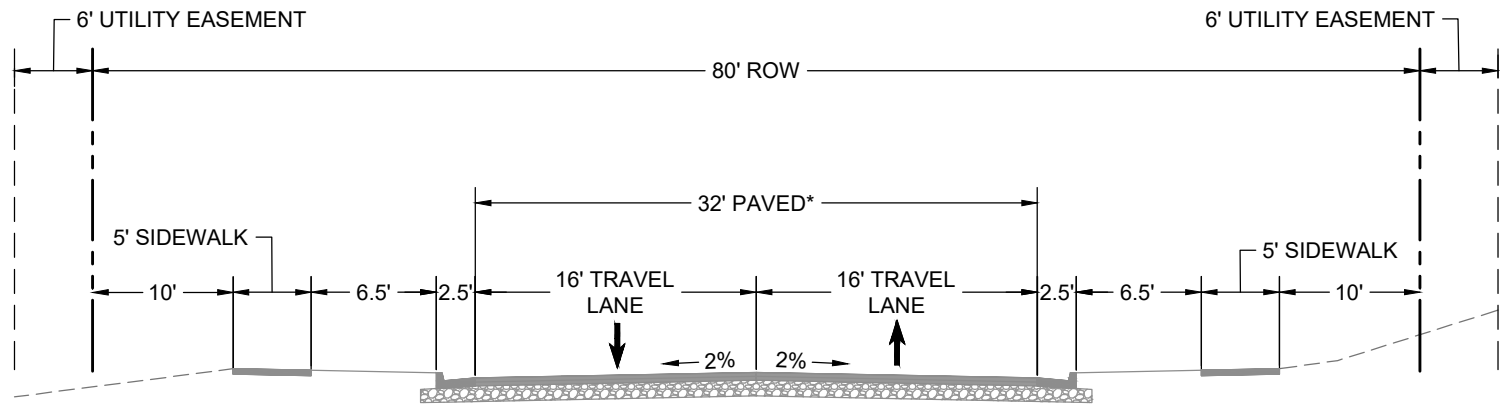


NON-RESIDENTIAL LOCAL STREET



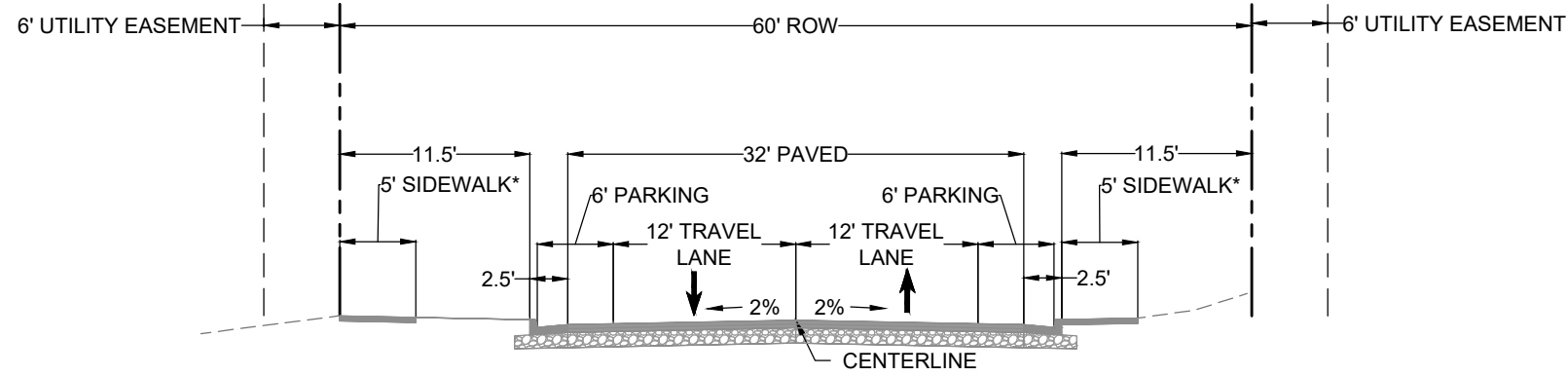
MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)

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



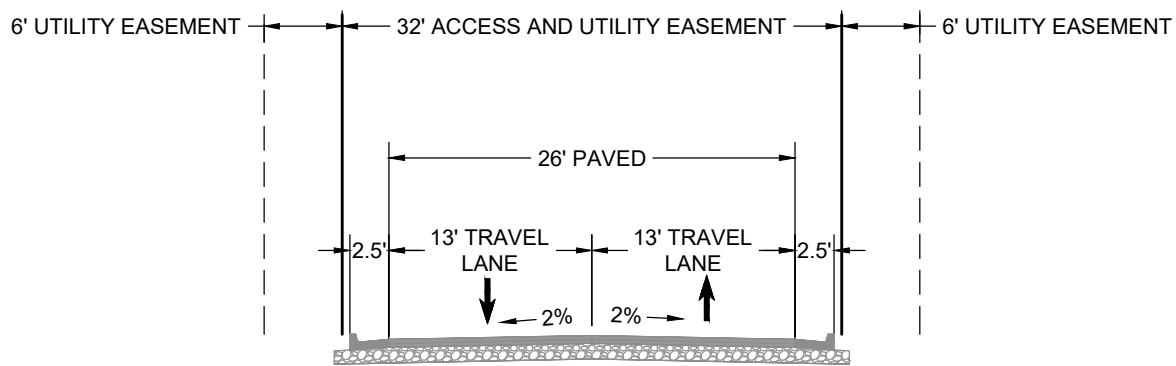
COLLECTOR WITHOUT PARKING OR MEDIAN

* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



RESIDENTIAL LOCAL STREET

* ATTACHED OR DETACHED WALK AT DISCRETION OF DEVELOPER



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-06-19	JM
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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

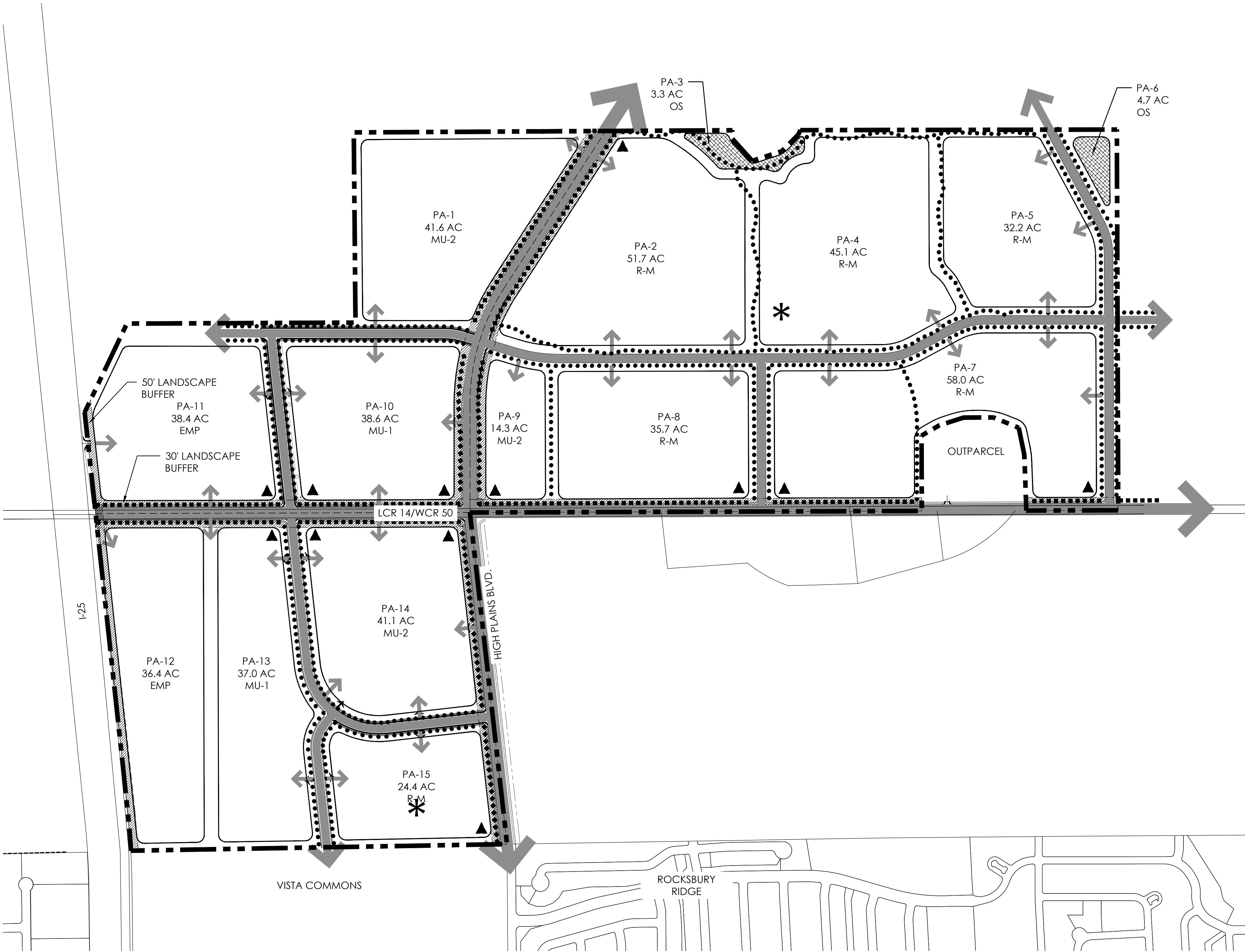
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

OPEN AREA

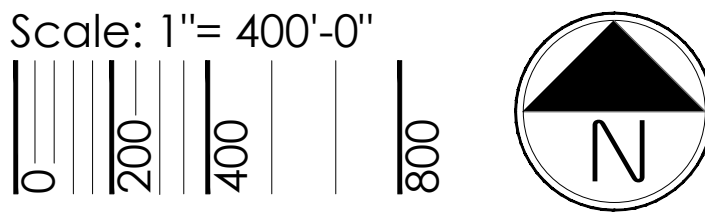
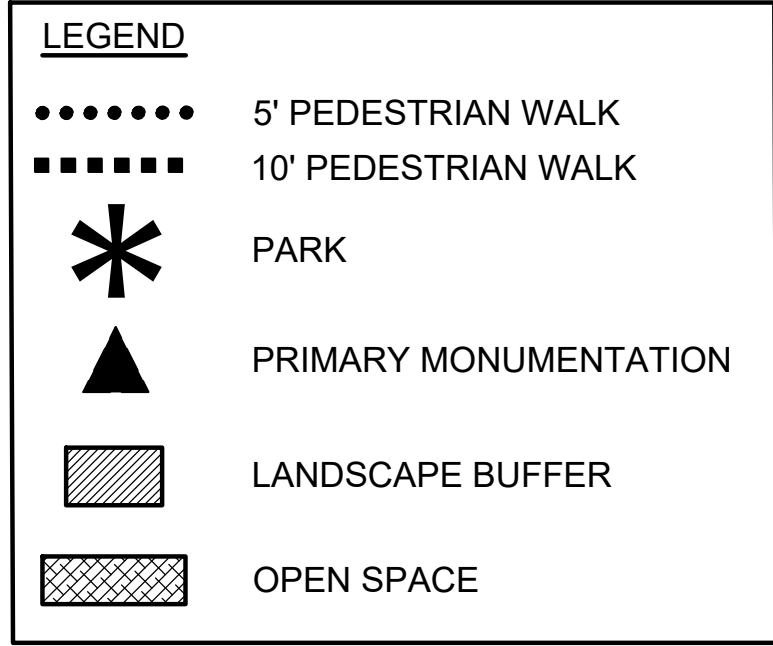
- A. FOR THE PURPOSES OF THIS PUD, "OPEN SPACE OR LANDSCAPE AREA" IS REFERRED TO AS "OPEN AREA."
- B. OPEN AREA PROVIDED PER THE REQUIREMENTS OF THIS PUD WILL MEET ALL LANDSCAPE AREA, OPEN SPACE AREA, OR SIMILAR AREAS REQUIRED PER THE JOHNSTOWN CODE REQUIREMENTS.
- C. SINGLE FAMILY DETACHED OR ATTACHED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

USABLE OPEN AREA

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



TRAILS & OPEN SPACE PLAN



terracing
design
LLC
10200 E. Grand Ave., Ste. A-314
Denver, CO 80231
P: 303.652.6867

PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

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

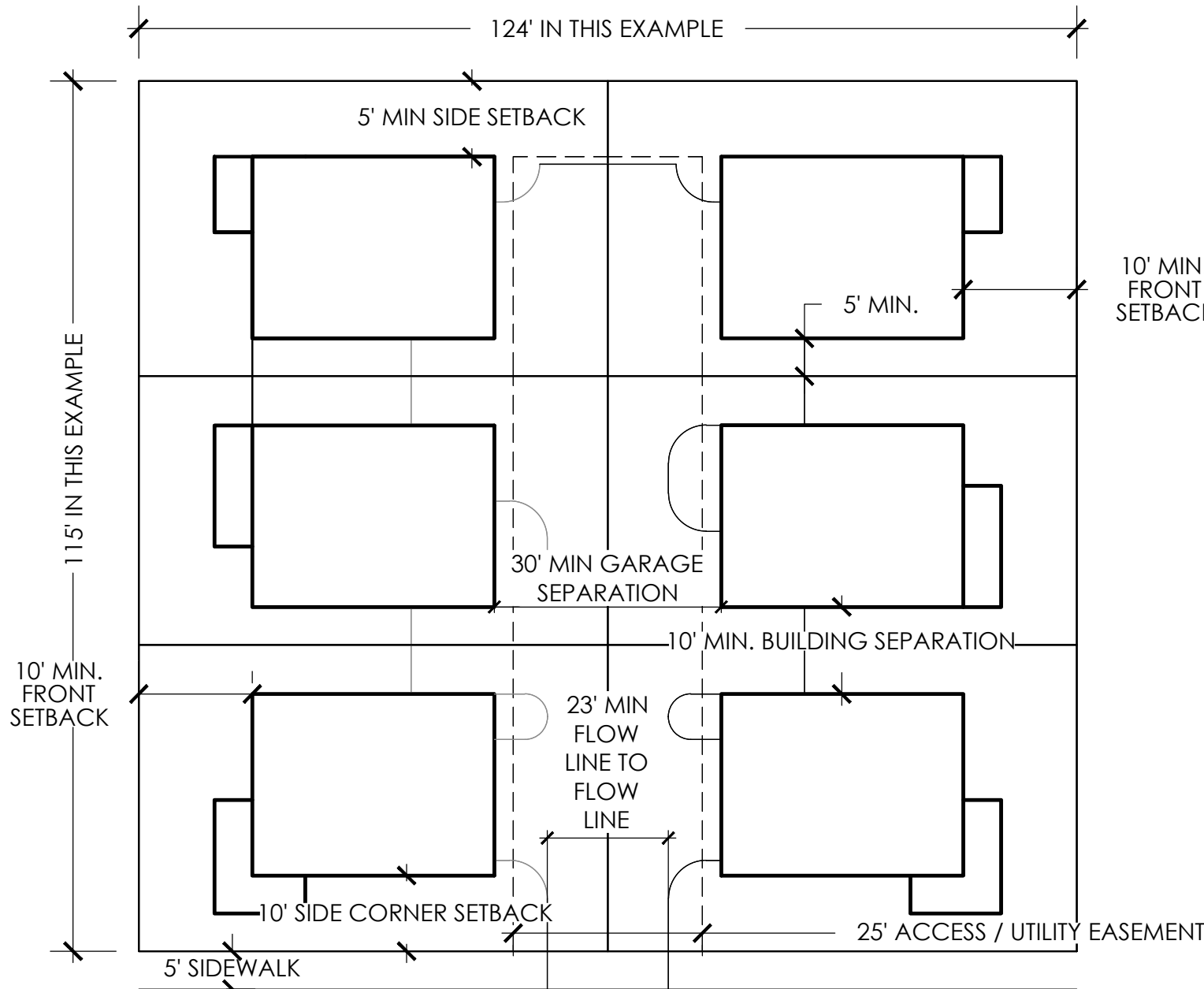
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8 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

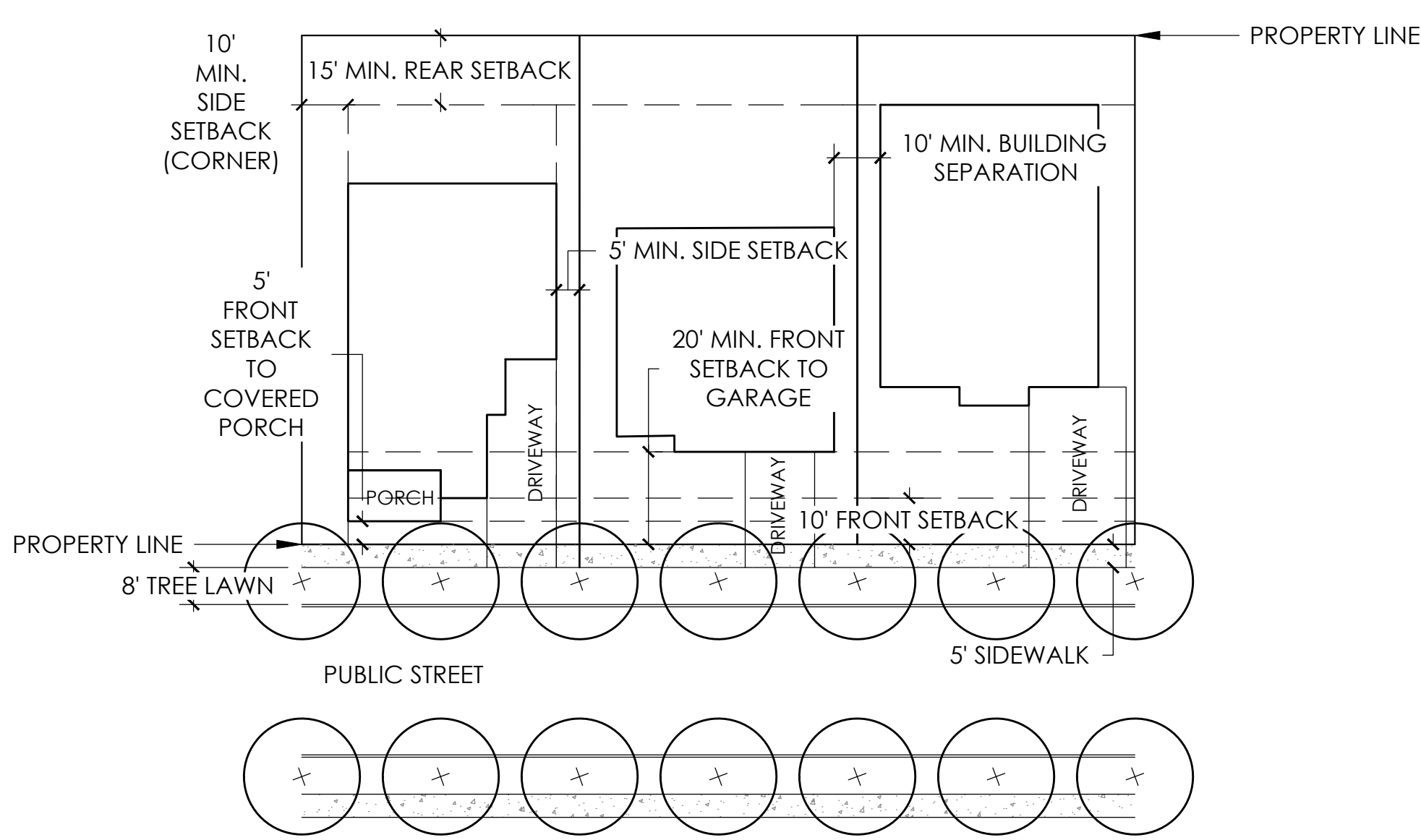
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

DEVELOPMENT STANDARDS

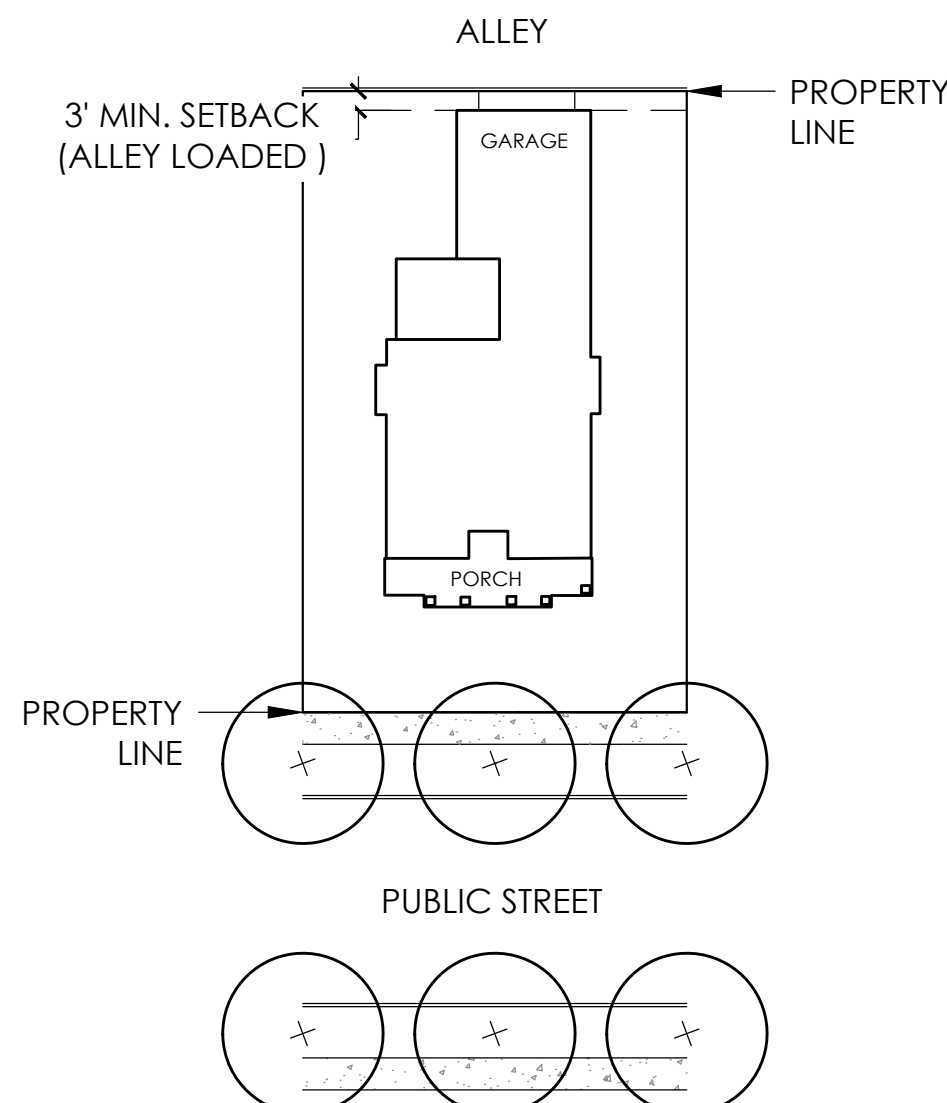
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT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



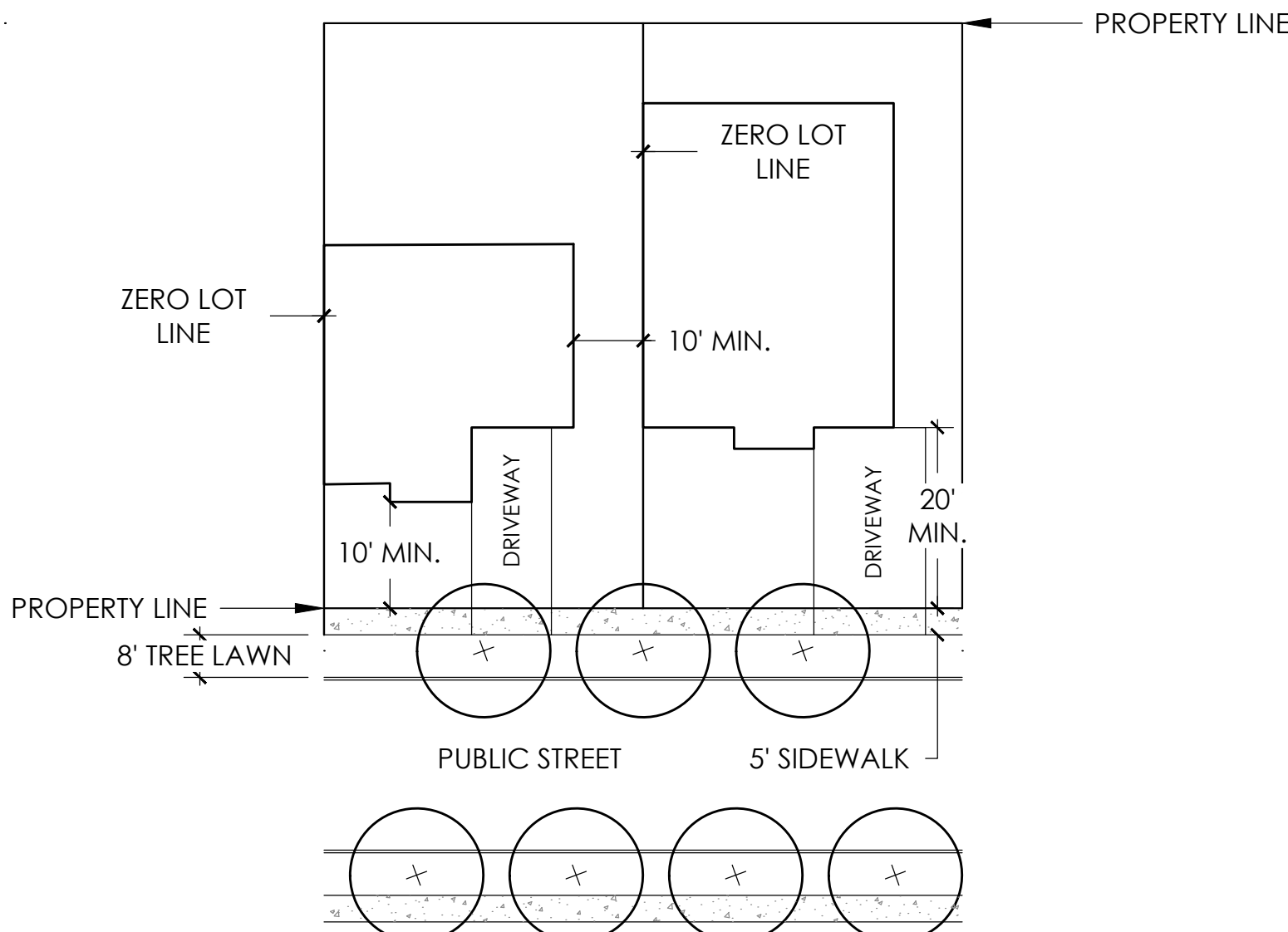
CLUSTER HOME EXAMPLE A - GREEN COURT



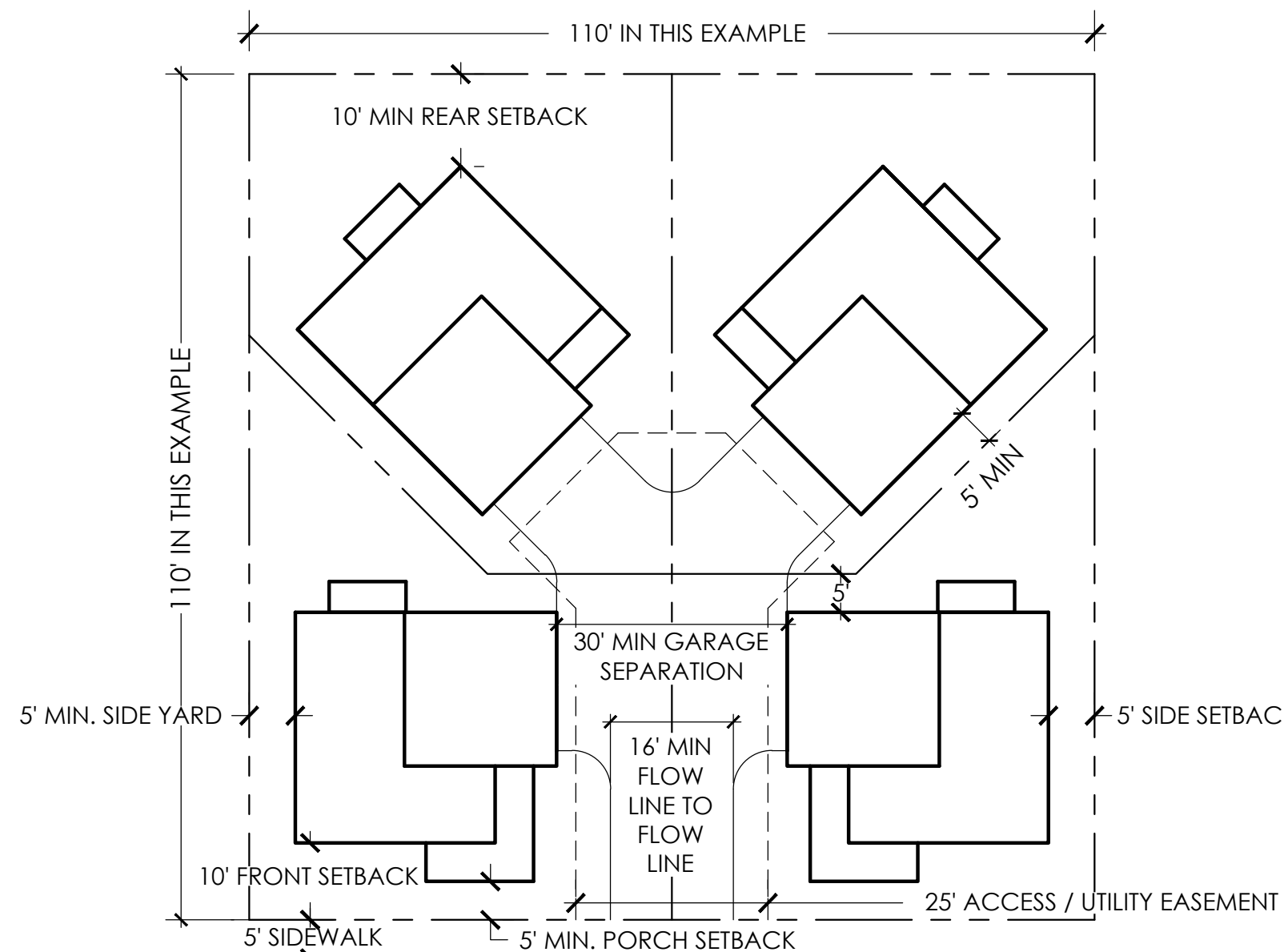
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



CLUSTER HOME EXAMPLE B - MOTOR COURT

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

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

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

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

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

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1	1ST SUBMITTAL	JM	08-06-19
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3	3RD SUBMITTAL	JM	11-15-19

12/20/2019 3:27 PM, P:\PLATE LAND & WATER\GREAT PLAINS - WELTY\CADD\SUBMITTALS\GPRV\CDP\GPRV-CDP-DESIGN-GUIDELINES.DWG,

OUTLINE DEVELOPMENT PLAN GREAT PLAINS VILLAGE

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

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

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

3.1.3 FAÇADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FAÇADES

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

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

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

3.3.3 BUILDING ENTRANCES

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

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

3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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



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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL
ARCHITECTURAL STANDARDS

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

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

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND
OUTDOOR STORAGE

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

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

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

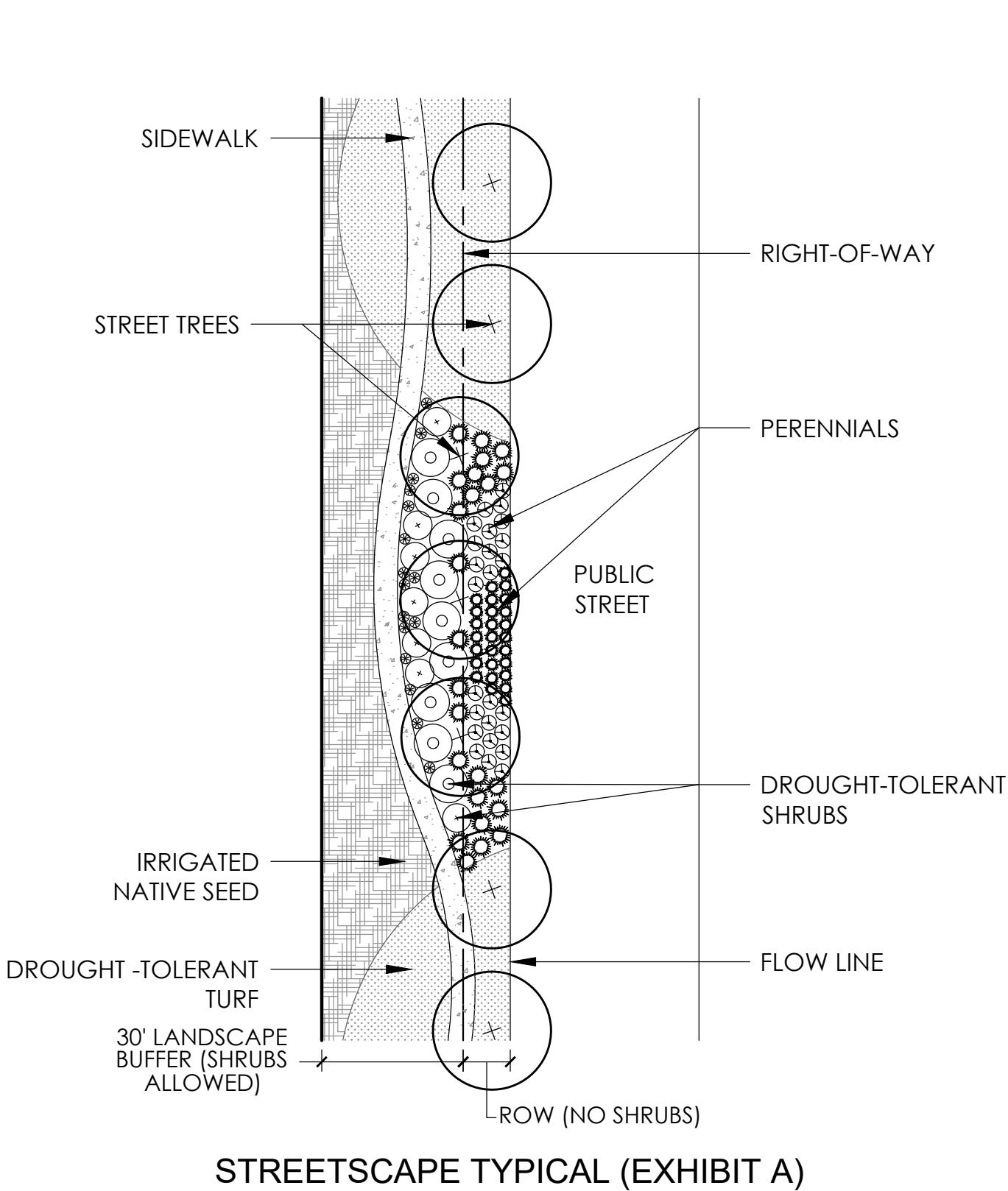
4.1.5 FENCES

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

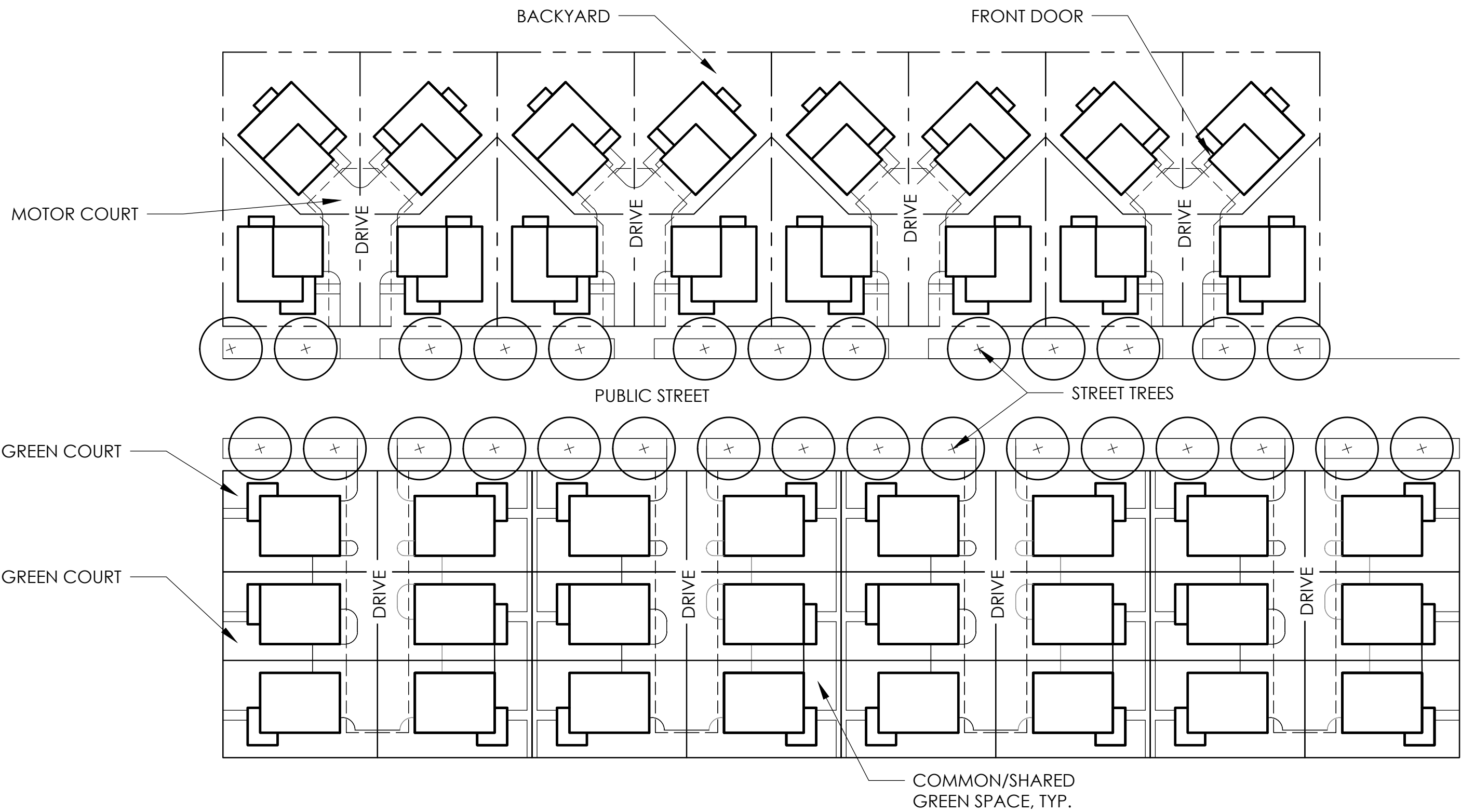
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

4.1.6 RETAINING WALLS

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



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



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

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

Great Plains Village Outline Development Plan

**As presented to Planning & Zoning Commission on
December 11, 2019**

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: Great Plains Village PUD – Outline Development Plan (ODP)

DESCRIPTION: The Great Plains Village ODP provides a wide mix of uses in a master planned area, encompassing 502.5 acres. This ODP amends and supersedes prior approved ODPs for this area, including the Ransom Annexation ODP, the Hamilton Annexation ODP, and the GBH Annexation ODP.

LOCATION: East and West side of future alignment of High Plains Boulevard

APPLICANT: Platte Land & Water, LLC

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: December 11, 2019

OUTLINE DEVELOPMENT PLAN PROCESS

An Outline Development Plan (ODP) is the first step in defining the PUD (Planned Unit Development) zoning—as each is unique; future Preliminary and Final Development Plans follow with increasing levels of detail and site specificity.

As previously presented to the Planning & Zoning Commission and Town Council, Town Staff has updated the contents of an ODP to expand on the base requirements contained in the Municipal Code. This “pilot program” has been undertaken with informed participation of the Applicant. An ODP now requires a larger body of information and study, including early stage (“30%”) engineering reports (traffic, utilities, drainage, etc.), to ensure the feasibility of the land uses, intensity, and densities shown in the ODP. As the document that establishes basic development standards and land uses, similar to a zoning code, an ODP is adopted as an Ordinance by Town Council, to have the force of zoning requirements for that PUD, with the analysis, studies, and reports included as part of that case file as evidence, by reference.

EXECUTIVE SUMMARY

The Town of Johnstown is considering a request for an updated ODP for the 502.5-acre Great Plains Village PUD, which encompasses three prior annexations and PUD zonings east of I-25. This large segment of Johnstown is planned for a mix of land uses, development intensity, and residential densities. The ODP defines specific “planning areas” and the land uses and densities for each area. Development of this area will ultimately extend High Plains Boulevard to the north as a major arterial to realign to the east with current LCR 3 and intersect LCR 18/WCR 54, US 34, and beyond to the north.

ATTACHMENTS

- A. Vicinity Map
- B. Prior Annexations & ODPs
- C. Outline Development Plan Sheets
- D. Land Use Tables & Definitions (ODP Excerpt)
- E. Land Use Development Standards Matrices (ODP Excerpt)
- F. ODP Text (ODP Excerpt)

PROPERTY DATA

Location:	Multiple parcels East of I-25 and within ½ mile north and south of LCR 14/WCR50
Property Size:	502.5 Acres
Current Zoning/Land Use(s):	PUD-MU, PUD-B, and PUD-R – currently undeveloped ag
Surrounding Zoning/Land Uses:	
North:	Larimer Co. & Johnstown undev. Ag land, SF homes, oil & gas facilities
South:	Johnstown PUD-MU – “Vista Commons”
East:	Larimer & Weld Co undev ag land, SF homes, to S-E is Rocksbury Ridge
West:	I-25, Larimer & Weld Co undev ag land, commercial, boat storage

BACKGROUND

This area of Johnstown was annexed as part of the Ransom Annexation, Hamilton Annexation, and GBH Annexation. *See Attachment B.*

Hamilton Annexation (137 acres)

- Annexed into Johnstown in December of 2002, with Zoning Ordinance to PUD-MU
- 2002 Outline Development Plan for “Hamilton Annexation” was a single sheet, showing
 - 71.07 AC of Commercial / Employment: 150,000 SF GLA commercial / 250,000 SF GLA Employment, and
 - 66.87 Acres of Multi Family, 600 units at 8.97 DU/acre
- Preliminary Plat – “Great Plains Village” (2004-2005)
 - Board of Trustees approved July 6, 2005
 - Design Guidelines approved August 18, 2005??
- Final Plat for “Great Plains Village Filing 1” (2008)
 - PZC Hearing August 13, 2008
 - *No final plat ever recorded*
- Oil & Gas USR & Amended USR – Approved in 2012 and 2015 “Avex” wells
 - Wells are Plugged & Abandoned, per COGCC website.

GBH Annexation (321 acres)

- Annexed into Johnstown in December of 2005, with Zoning Ordinance to PUD-MU and PUD-R
- 2005 Outline Development Plan for “GBH Annexation” was a single sheet, showing bubbles including:
 - 73.1 AC of Commercial / Employment/Office / Lt Industrial: 752,172 SF GLA
 - 197.7 Acres of Residential, at 5-6 net DU/acre (approx. 1039 units max.)
- USR for Oil & Gas – Synergy Avex wells
 - Wells are Plugged & Abandoned, per COGCC website.

Ransom Annexation (53 acres)

- Annexed into Johnstown in March of 2008, with Zoning Ordinance to PUD-MU

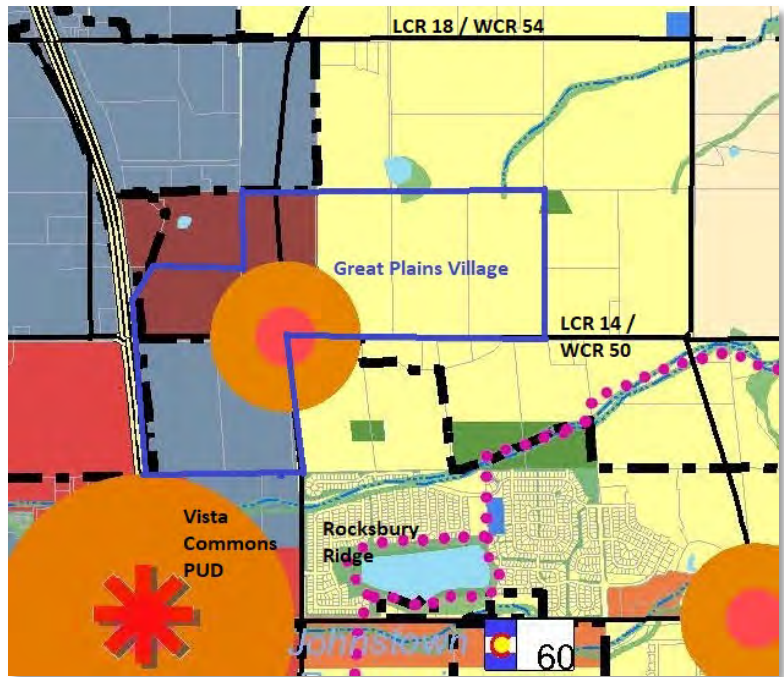
COMPREHENSIVE PLAN REVIEW & ANALYSIS

Land Use Framework Plan

The exhibit at right shows a snippet from the *Johnstown Area Comprehensive Plan (2006)* designations for the Great Plains Village ODP area, which includes:

- commercial mixed use (brown)
- employment (blue)
- low density residential (yellow) to the east
- Village Center, envisioning neighborhood scale retail and services, at the intersection of LCR 14/WCR 50 and High Plains Blvd.
- Note the extension and realignment of High Plains Blvd.

In reviewing the goals of the comprehensive plan, Staff believes the proposed ODP satisfies or otherwise helps to further the following goals, as excerpted from the plan:



Community Form (CF)

Goal CF 1. New development achieves the community's goals and is consistent with the Town's vision.

Contiguous, compact pattern. Promote the efficient use of land and other resources by encouraging an orderly, contiguous pattern of compact urban development and minimizing single-use or low-density, dispersed development.

Extension of public services and facilities. Direct community growth in a manner that will provide for the efficient and effective extension of public services and facilities.

Provision of infrastructure. All new development is expected to install paved streets, curbs, gutters and sidewalks, storm sewer lines, sanitary sewer lines, required water lines, and all other required services according to Town standards; and include participation in the oversizing of facilities where necessary.

Fair share of the cost of growth. Maintain current impact fees and dedication requirements which help the Town collect adequate funds for improvements such as water or sewer line oversizing, arterial streets, parks, etc.

Goal CC 1 (Centers) Walkable, mixed-use economic centers.

Hierarchy of mixed-use centers. Create a hierarchy of mixed-use Gateway and Village Centers. Recognize that Gateway Centers along the I-25 corridor and the Downtown are the largest scale commercial areas.

Center size. Encourage centers to have sufficient critical mass and a range of goods and services. Avoid small, fragmented strip-type commercial.

Market-driven centers. Encourage mixed-use centers that will allow for the market-driven development of a wide array of retail, commercial, employment and residential land uses, and that will encourage a synergy between land uses.

Center location. Locate centers where existing economic activity, infrastructure, and regional transportation systems can be maximized.

Residential activity in centers. Surround centers with moderate to high density neighborhoods within a walkable distance (typically ½ mile).

Employment. Centers in combination with Districts and Downtown should form a network of employment opportunities linked by the Town's transportation system.

Districts (DD) – Employment Districts (Employment, Commercial and Commercial-Mixed-Use) are focused on major transportation corridors that shape the location of major concentrations of retail, office and industrial uses. Districts provide regional, highway and auto serving commercial, office, and light-industrial uses that are dependent upon high traffic counts and volume. The flexible nature of a district allows the accommodation of manufacturing and light industry along with major big-box retailers. Siting requirements for industry should include parcel size, topography, access to rail and transportation, proximity to other like uses, land use compatibility and other infrastructure requirements. Districts should be focused along major highways, including I-25 and U.S. 34 and should have adequate utility and infrastructure system capacities.

Goal DD 1 (Districts) *A diversified economic base with employment opportunities available to the region.*

District mix. Establish districts that include a combination of employment, commercial and commercial-mixed-use areas that diversify the Town's economic base.

District location. Locate district land uses in locations that capitalize on the market, transportation corridors (I-25 and U.S. 34), and the provision of utilities.

Residential opportunities. Where appropriate, consider opportunities for residential and residential mixed-use areas near Gateway and Village Centers.

Primary jobs. Increase the number of primary jobs within Johnstown by creating an adequate supply of fully-served, entitled parcels for future commercial and light industrial development.

Neighborhoods (NH):

Goal NH 1: *A diversity of housing types to support the housing needs of a diverse population.*

Location and proximity. The appropriate type of new neighborhoods will be determined by their proximity to retail centers, employment and commercial areas, educational facilities, and open spaces, in addition to their effects on existing infrastructure and traffic.

Housing diversity distribution. Encourage builders and developers to use their ingenuity to combine a variety of housing types at a compatible scale and character within the same attractive neighborhood. As the acreage of the residential project increases, the number of housing types within it will also increase.

Goal NH 2 *A fabric of complete mixed-use neighborhoods that provide a full range of local services.*

Full range of services. New residential development will be focused into a series of mixed-use neighborhoods that are in close proximity to a full range of complementary, local-serving commercial, civic, and recreational uses.

JOHNSTOWN MUNICIPAL CODE (JMC) REVIEW CRITERIA (§16-303)

The code states that PUDs are to “provide a more flexible approach to the physical development” of land, allowing for more creative solutions and design. At the general planning ODP level, the review criteria outlined in the JMC are not applicable at the level of detail provided – this will be further reviewed at Preliminary and Final Development Plan stages. The ODP lays the foundation and creates opportunity for creative and unique land development solutions through a big picture overview of development possibilities with the development and architectural standards. In this regard, the ODP is in substantial compliance with the municipal code.

PROJECT DESCRIPTION & STAFF ANALYSIS

The Applicant submitted an Outline Development Plan as well as a full complement of supplementary submittal documents and reports including engineering studies and plans, a master traffic impact study, and a geotech study. These documents were reviewed multiple times by the Town's ancillary reviewers, including the fire district, traffic engineer and civil engineer, until each reviewer was satisfied with the state of the plan and documents at this conceptual planning stage. *See Attachments C & D for the ODP and enlarged Land Use Tables.*

Land Use

The ODP, due to its size and location, offers a wide range of permitted land uses, running the gamut from recreational, to a variety of residential products and options, to commercial and industrial uses, with designated permitted (primary or accessory) uses and conditional uses for each planning area. The Land Use Tables written into the ODP clarify these general classifications of uses.

The proposed planning areas within this ODP are in keeping with the PUD zoning designations, i.e., "B," "MU," "R," originally established with the zoning upon annexation for the various parcels. The ODP identifies fifteen different "Planning Areas" and indicates acreage and type of land use proposed for each. A definition for each land use type was included:

MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.
MIXED USE 2 (MU-2): PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.
EMPLOYMENT (EMP): THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.
MEDIUM DENSITY RESIDENTIAL (R-M): THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.
OPEN SPACE (OS): THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

Below is the Land Use Summary from the ODP indicating the total area encompassed by each:

R-M is largely intended for the creation of single-family attached and detached neighborhoods, with nearly half of the land acreage devoted to this use. The majority of the R-M Planning Areas are located north of LCR 14 / WCR50. One R-M area is located immediately north of the Vista Commons PUD, along High Plains Blvd. Densities are 3-8 DU/acre.

MU-1 areas are located at the northwest corner of High Plains and LCR 14/WCR50, and in the center/west of the southern quarter-section of land, and is intended largely for larger commercial and light industrial uses, and encourages a mix of higher intensity uses, including multi-family.

MU-2 planning areas make up just over 19% of the land area, and are located at the north east and south west corners of LCR 14/WCR50 and High Plains Blvd. These areas also permit high density residential uses integrated with more neighborhood-commercial land uses that provide goods and services to the immediate adjacent neighborhoods.

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

Employment areas provide land (~15% of total land area) for jobs centers such as office parks, light industrial, commercial, warehouse and distribution uses. These areas are more focused on visibility and access to the I-25 corridor.

Open Space planning areas are limited to only 1.6% of the total land area, and are located adjacent to existing irrigation ditches, and seem likely to remain more agricultural in nature for the foreseeable future. Additional Open Space requirements (parks, trails, detention areas, etc.) are included in the ODP in each planning area as those areas are designed and built out.

Overall Density & Maximums.

Residential Maximum Units	2000 units
Commercial/Industrial Maximum SF	2,400,000 SF
Density Transfer (between Planning Areas)	Permitted with Director's approval. Not to exceed total of 130% of max units or SF for the Receiving Planning Area

Planning Areas.

This ODP table provides more specific densities and “maximums” for each Planning Area.

At no time may the cumulative numbers of Units and SF listed above be exceeded, without an amendment to the ODP.

Planning Area	Land Use	Acreage	Commercial Max SF	Residential: Min DU/Ac	Max DU/Ac	Max Units
1	MU-2	41.6	634,234	3	15	624
2	R-M	51.7		3	6	310
3	Open Space	3.3				
4	R-M	45.1		3	6	271
5	R-M	32.2		3	6	193
6	Open Space	4.7				
7	R-M	58.0		3	8	464
8	R-M	35.7		3	8	286
9	MU-2	14.3	186,872	3	20	286
10	MU-1	38.6	504,425			
11	EMP	38.4	501,811			
12	EMP	36.4	554,954			
13	MU-1	37.0	483,516			
14	MU-2	41.1	537,095	3	15	617
15	R-M	24.4		3	8	196

Uses: Outdoor Storage, RV/Boat/U-Haul Rentals, Motor Vehicle Sales. One significant area of concern for Staff has been the amount of land that allows large areas of outdoor storage and rental/sales displays. These uses (permitted or conditional) in the MU-1 (Mixed Use) and EMP (Employment) area, the visibility of these areas from the highway and Town streets, and a combined area of nearly 150 acres are cause for concern. The overall scale of this ODP and the potential for too many/too-large areas of these uses may be excessive and undermine the Town's interests in promoting and preserving high-quality commercial, employment, and mixed-use areas.

While communities rely heavily upon market forces to ensure a mix and distribution of uses, these are sought-after uses in Northern Colorado due to current “Colorado” lifestyles, a strong local economy, and current success in the construction and oil and gas industries. The Town wants to ensure these uses do not adversely overshadow or impact the long-term viability of this area for future employers, retailers, and other opportunities in the economy.

These planning areas are highly-visible along the I-25 corridor, given the vertical alignment of I-25. Outdoor storage, in particular, is a land use that tends to “deadend” a neighborhood and streetscape with no foot traffic; little customer traffic; few jobs provided; and long typically-monotonous screening walls and fences dominating the streetscape. The outdoor displays associated with dealerships and equipment rental businesses can also be excessive and appear visually-cluttered. The ODP does include language that requires outdoor storage be

“concealed from view” of residences and public rights-of-way, to the side and rear of associated primary buildings, and screened to full height.

For primary outdoor storage uses, Staff would like to see these sites located more mid-block – behind other uses - rather than along a prime streetscape via functional setbacks from arterials or the highway, setbacks from residential areas, and limits on individual and cumulative acreages devoted to this use seem like reasonable solutions to include in the ODP language. Presently with the Town, uses with outdoor storage are generally permitted only in Industrial or Gateway zoning, and it is typically an accessory use.

For perspective as to size and scale, Staff did an informal survey of highway-adjacent development along I-25 to better understand the acreage and impact of various existing Northern Colorado developments on the look and “feel” along a highway corridor.

- Johnstown area:
 - Lazydays RV sales – 28 ac., clearly a large development, visually overwhelming and cluttered
 - “Boatel” on Marketplace (now Exodus Moving) – 6.2 ac, not as overwhelming visually, much storage is interior, outdoor storage areas feel crowded and cluttered
- Crossroads Blvd area:
 - Thunder Mountain Harley Davidson – 7.5 ac., feels like an appropriate highway scale, might be too much along an arterial, all display is interior – just customer parking outside
 - Various car dealerships – 6 to 9 acres each, full lots, easy to see vehicles, with the concentration of dealerships in one area Staff found it helpful that each dealership is individualized and somewhat visually separated with architecture, landscaping, site lighting.
- Timnath area:
 - Costco site (exclusive of pads) – 12 ac, tall building helps with scale of surface parking, no outdoor storage or display to compare
 - Walmart (exclusive of pads) – 22 ac, big lot, too much parking, visually overwhelming – the use gets lost in the expanse of asphalt, no outdoor storage or display to compare

Given this variety of comparison sites and Staff’s informal analysis above, Staff feels that the best option for this area of Johnstown, and along our I-25 frontages in general, may be to limit permitted site sizes for any sales/rental display to no more than 10 acres, with a conditional use grant possible for sites over 10 acres. The ODP does provide a conditional use grant provision for Outdoor Storage of Vehicles over 5 acres, in MU-1 areas – Staff recommends extending this to all outdoor storage over 5 acres. Additionally, as the ODP has the developer(s) and Staff tracking development maximums (units/SF) as well as any density transfers, similarly there could be a tracking system for the maximum acreage devoted to sales lots and outdoor storage uses – not to exceed 15% in each use area (EMP and MU-1) which would provide a cumulative 22.5 acres, of the 150.4 acres in those planning areas. That seems to allow for a reasonable distribution of that use

The applicant is working with Staff to refine the ODP language to address, limit, and mitigate the potential visual and community impacts of these types of uses within these areas. Staff will continue to work with the applicant on this issue to arrive at a workable and agreeable solution, prior to Town Council hearings on this project. The goal of that negotiation will be to provide reasonable accommodation of the uses, as well as protect Town interests in creating a vibrant, resilient, and attractive community. Resolution of this issue prior to Town Council hearings is a recommended condition of approval.

Development Standards

The ODP lays out specific development standards for certain elements of each land use and planning area. On subjects or elements where the ODP is silent on an issue, Johnstown’s current codes, regulations, guidelines, and specifications would prevail.

To encourage a diversity of housing types and a mix of uses, the ODP provides a range of options for residential lot configurations, from alley-loaded garages to zero-lot-line layouts. Reference the Land Use Development Standards Matrices and typical lot layouts on Sheet 13 of the ODP (*See Attachment E for enlargements of those tables*) for the different options by planning area and land use type for setbacks, height, lot sizes and non-residential lot coverage.

- **Architectural Standards.** As specific uses and users are not yet known, the Architectural Standards in the ODP are minimal. Where the ODP does not address a given element of design requirements, Johnstown Municipal Code and/or Design Guidelines would prevail.
 - Residential architectural standards include:
 - SFD & SFA: Incorporating three distinct architectural features to create unique facades from other housing models: mass, form, roof design, fenestrations, materials, garage location/proportion, porch location/proportion.
 - SFD & SFA: Housing model variation along a streetscape
 - MF: Use of similar exterior materials on all facades
 - MF: Walls >50' require some articulation to avoid long blank walls that lack engagement
 - MF: Building entry definition using various features
 - Non-residential architectural standards include:
 - Employing some “similar” feature – to other buildings, once something is built – on 40% of all facades.
 - Wall articulation options applied at least every 50'
 - Building entry features
- **Landscaped** areas throughout are encouraged to utilize native, drought-tolerant plant materials.
- **Streetscape** is discussed as including drought-tolerant turf, xeric plants, and native seed areas. This is a departure from the typical sodded, water-thirsty tree lawns; however given the climate of Northern Colorado and the value of our water resources, Staff has encouraged the Developer to consider more xeric landscapes to lower water demand; believing this shift will best serve the neighborhood and the community over time.
- **Buffer from Arterials.** A minimum 20' landscape buffer would be required along High Plains Boulevard and LCR 14 / WCR50 – with an average width of 30' to allow varying setbacks for structures and the option for a more natural, meandering buffer area. One area that has been neglected is the “Streetscape” of I-25, where Staff believes a 50-foot landscaped buffer along this corridor begins to set a meaningful precedent for development along I-25.
- **Signage.** A detailed signage program has not yet been designed and reviewed. Staff expects to see those come in with Preliminary & Final Development Plans for the specific planning areas.

Transportation/Traffic

The transportation network proposed is centered on High Plains Blvd. as the main north-south spine and its eventual build-out to a 4-lane major arterial, as indicated in the *Johnstown Transportation Master Plan (2007)*. Additionally, the Town has been working with CDOT and adjacent municipalities to ensure future design, alignment and regional connectivity for High Plains Blvd. to create a meaningful transportation corridor that will (over time and with adjacent development) stretch to LCR 18/ WCR 54, and ultimately to US 34. LCR 14/WCR 50 is designated as a 2-lane minor arterial – which provides a significant east-west corridor through Johnstown to

Parish Ave., as well as connecting to the west side of I-25 with an underpass which will be rebuilt and enhanced to accommodate a full Town street cross-section, including bike lanes and sidewalks, with planned I-25 construction. Future intersections and streets will be sized, designed, and engineered with future development plans, and will have to meet Town standards for capacity and intersection spacing. The ODP provides a conceptual idea of what this road network could look like.

Note that the existing frontage road along the west boundary will be abandoned, per CDOT direction and agreement by the Town and Applicant, for the “parallel arterial” of High Plains Boulevard to serve this north-south movement along the interstate corridor.

Several street cross sections are illustrated in the ODP, and final design will be subject to approval by Town Engineer. Most of the sections shown do meet current Town standards and specifications. The ODP-modified local street and private drive cross-sections may be incorporated, where considered appropriate by Town Staff, with future development plans. The Town is willing to review and consider these modifications dependent upon the intended use and purpose of the roadway.

Utilities

The ODP Utility Plan is based on “30%” plans and reports provided to date, to ensure feasibility only. Water and wastewater services will be provided by the Town, as water and sewer service agreements are executed and raw water is dedicated with each future site specific development plan or final plat. Water is available to the site via: 1) a 20" water main in the High Plains Boulevard alignment, from which a parallel 12" main will run north from the north terminus of HIGH PLAINS BOULEVARD; 2) from the north boundary, west of the High Plains Boulevard alignment, an existing 20" main connecting south into 3) an existing 20" water main in LCR 14/ WCR 50.

8"-12" sanitary sewer mains are proposed for the arterial roads, to connect into the Town’s system served by the Central Wastewater Treatment Plant. Limited sewer capacity is available to serve some amount of immediate development demand, while the majority of future development of the Great Plains Village PUD must be timed appropriately to be served by a future sanitary sewer interceptor intended to fully serve the demand in this area.

An existing fiber optic line and an existing gas main run north-south through the entire site, several hundred feet apart, and will dictate much of the design of future development in the area. The proposed parallel north-south collector alignment is based on the gas main alignment.

Stormwater Management / Floodplain

This site is not located in the 100 or 500-year designated floodplain. Although planning is at a very preliminary level, the Applicant’s drainage report indicated that twelve regional detention ponds are anticipated throughout the area to manage developed runoff and provide full spectrum detention. Historic drainage patterns will be maintained.

Summary

The ODP amendment requested is in keeping with and furthers the Comprehensive Plan goals and Land Use Framework Plan, as well as the Transportation Master Plan. Staff believes this amendment is compatible with the initial intent of the annexation and original Outline Development Plans of the three annexations – providing a mix of uses at densities and intensities that are appropriate for the emerging transportation and infrastructure network. Review of future Preliminary and Final Development Plans for the area will require conformance with this ODP, and Staff will be looking for high-quality development, architecture, and signage, especially along the major transportation corridors. With current codes and processes, the Planning & Zoning Commission and Town Council will have the opportunity to review and consider all future Preliminary and Final Plats and Development Plans.

COMMUNITY / NEIGHBORHOOD RESPONSE

This public hearing was posted in the Johnstown Breeze. The Applicant provided stamped addressed envelopes which Staff used to provide a mailed public notice to all property owners within 500 feet of the boundaries of the PUD, informing the immediate neighborhood of this meeting. No neighborhood meeting was required.

As of the date of publication of this Staff Report, no inquiries were received by Staff.

RECOMMENDED PLANNING COMMISSION FINDINGS AND MOTIONS

Based on the application received and the preceding analysis, the Planning & Zoning Commission finds that the proposed request for the Great Plains Village Outline Development Plan, superseding the Hamilton, Ransom and GBH ODPs for the same area, furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the proposed ODP, with the following conditions:

1. The Applicant must work with Staff, prior to the Town Council hearing, to develop revised wording in the ODP document to ensure appropriate development of any outdoor storage, display, and sales areas, to address the following specific concerns:
 - a. The use categories of Outdoor storage; RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals; and Motor vehicle dealers/ sales may not exceed 15% of land area in the EMP and MU-1 planning areas, to be tracked by the Director and Developer on the ODP, similar to maximum SF/units.
 - b. Outdoor Storage, as a primary use, must be setback a minimum of 300' from any arterial or interstate right-of-way.
 - c. Update the Land Use Tables to modify:
 - i. primary Outdoor Storage uses over 5 acres to be processed and considered as conditional uses in MU-1 and EMP; and
 - ii. "RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals" – add "Max. of 10 acres" to use description; and
 - iii. Add a new use category for "RV's... rentals, >10 ac." – and update to "C" Conditional uses in EMP & MU-1
 - iv. Treat "Motor vehicle dealer/sales" category similarly, as described in subsections ii, and iii above.
2. Update ODP language to require a 50-foot landscaped buffer along the I-25 corridor frontage.

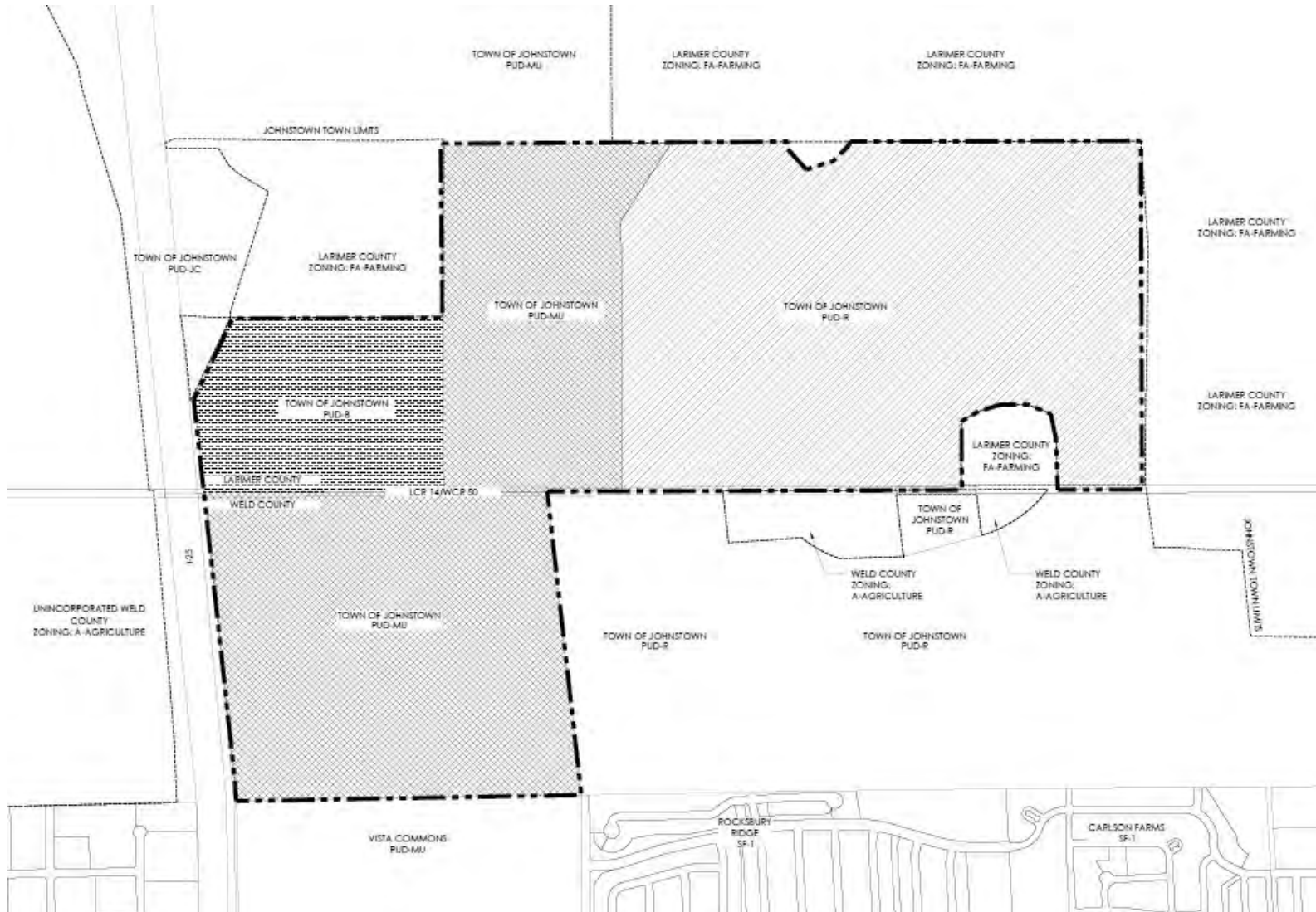
ALTERNATE MOTIONS

- A. Motion to Approve with no Conditions: "...and therefore moves to recommend to the Town Council approval of the Great Plains Village Outline Development Plan as presented."
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the Great Plains Village Outline Development Plan, with the following findings: the proposed amendment..."

Examples/options:

- a. *is not in keeping with or furthering the Comprehensive Plan with regard to protecting the Town's Gateway areas.*
- b. *introduces a use that the Commission finds incompatible with the surrounding area and the intent of the PUD and the Comprehensive Plan.*
- c. *(Other...)*

ATTACHMENT A
GREAT PLAINS VILLAGE ODP
Vicinity Map



ATTACHMENT B
GREAT PLAINS VILLAGE ODP
Prior Annexations & ODPs

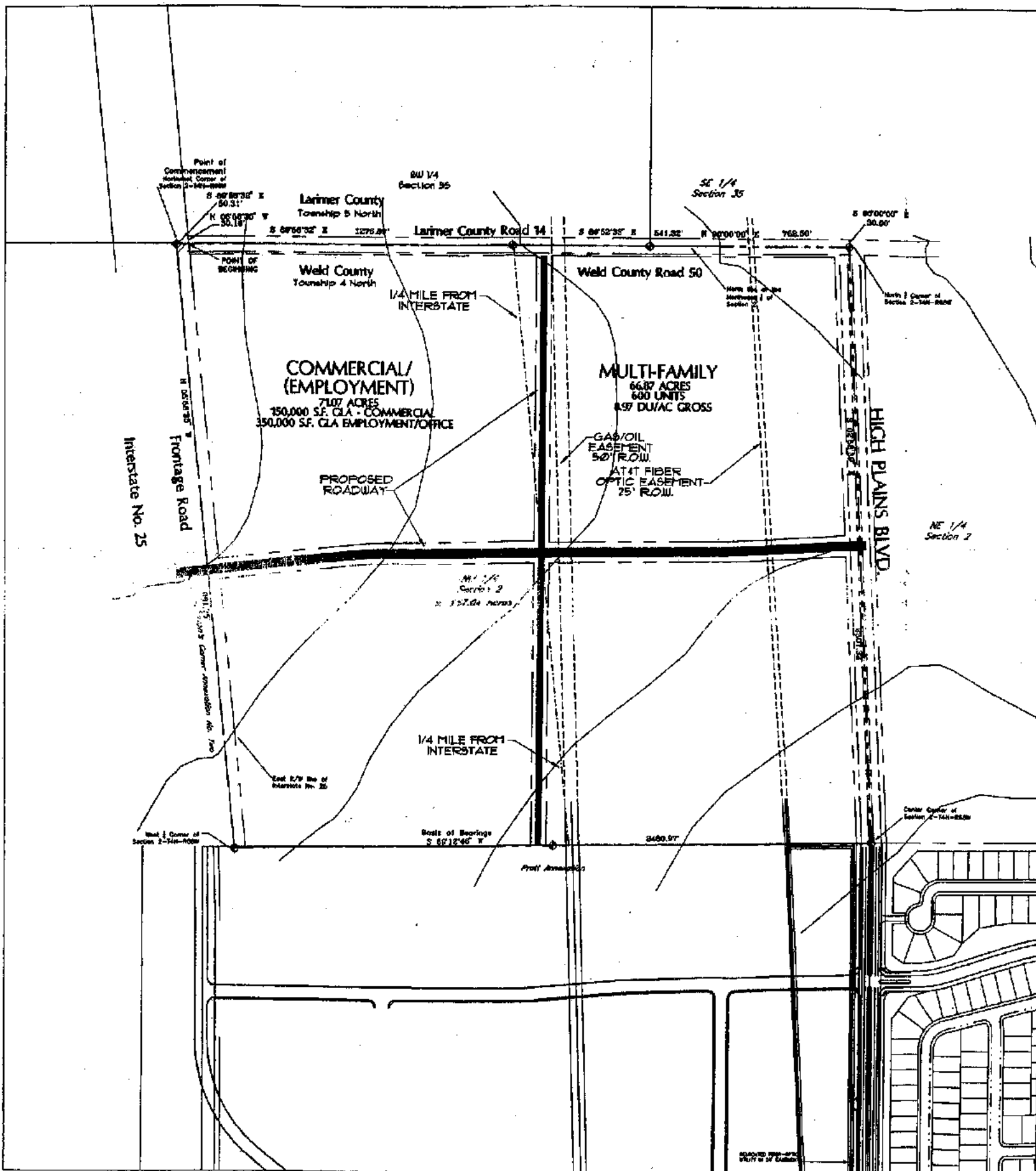
Hamilton Annexation / ODP

-

Ransom Annexation / ODP

-

GBH Annexation / ODP



HAMILTON ANNEXATION

OVERALL DEVELOPMENT PLAN

A Portion of the Northwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado

PROPERTY DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS that DND Investments, Inc., a limited liability company being the owners and fee holders of the following described property, except any existing public streets, roads or highways, which property is located in Section 2, Township 4 North, Range 68 West of the 6th P.M., containing 137.04 acres more or less, being more particularly described as follows:

Considering the South line of the Northwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado on bearing S 89°12'46" W with all bearings contained herein relative thereto:

COMMENCE at the Northwest corner of Section 2, Township 4 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado; thence run S 89°50'32" E along the North line of the Northwest 1/4 of said Section 2 for a distance of 50.31 feet to the POINT OF BEGINNING, said point also being a point on the East right-of-way line of the Interstate 25 frontage road, recorded in book 1083, at page 21; thence leaving said North line run N 09°56'35" W along said East right-of-way line for a distance of 30.15 feet to the North right-of-way line of Weld County Road 50; thence leaving said East right-of-way line run along said North right-of-way line for the following three courses and distances: thence run S 89°50'32" E for a distance of 1278.80 feet; thence run S 89°52'35" E for a distance of 541.32 feet; thence run N 09°00'00" E for a distance of 782.50 feet; thence leaving said North right-of-way line run S 09°00'00" E for a distance of 30.00 feet to the East line of said Northwest 1/4; thence leaving said East line run S 89°12'46" W along said South line for a distance of 2480.97 feet to the aforesaid East right-of-way line of the Interstate 25 frontage road, recorded in book 1083, at page 21, said point also being the beginning of a non-tangent curve concave to the Southwest, having a radius of 5780.00 feet and a chord bearing of N 09°28'18" W; thence leaving said South line run along said East right-of-way line and said arc for a distance of 278.30 feet through a central angle of 02°40'46" to the end of said arc; thence run N 09°56'35" W along said East right-of-way line for a distance of 2081.75 feet to the Point of Beginning.

Containing 137.04 acres, (more or less) and being subject to all easements and rights-of-way on record and existing, and do hereby designate the same as HAMILTON ANNEXATION to the Town of Johnston, Colorado.

LAND USE DATA:

LAND USE	ACREAGE	MAX # UNITS	GROSS DENSITY/GLA
MULTI-FAMILY	4-66.87 AC.	600	8.97 DU/AC
COMMERCIAL MIXED-USE PLD.	4-7107 AC.	N/A	600,000 SF. GLA
TOTAL	4-137.04 AC.	600 RESIDENTIAL UNITS	600,000 SF. GLA

NOTES:
1. PROPOSED ROAD & UTILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.
2. ALL ACRESAGES ARE PERMITS PRIMARY AND SUBJECT TO CHANGE AT TIME OF FINAL PLAN.
3. PERMITTED USES: MULTI-FAMILY AREA
PATIO HOMES (ATTACHED/DETACHED) 1-10 DU/AC
TOWNHOMES 2-12 DU/AC
APARTMENTS/CONDOMINIUMS 3-30 DU/AC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO, THIS _____ DAY OF _____, 2002

CHAIRMAN

TOWN BOARD OF TRUSTEES APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COLORADO, THIS _____ DAY OF _____, 2002

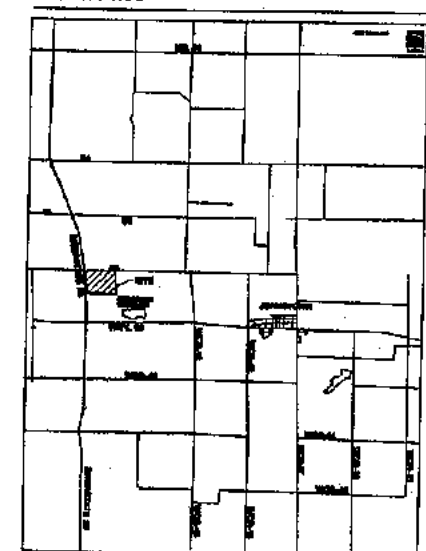
MAYOR

ATTENT: TOWN CLERK

APPLICANT:

STANFORD REAL ESTATE, LLC
TOM PETERSON
3855 STANFORD ROAD, #204
FORT COLLINS, CO 80526
970-226-1414

VICINITY MAP



OVERALL DEVELOPMENT PLAN

HAMILTON ANNEXATION

JOHNSTOWN, COLORADO

MAY 21, 2001

REVISIONS:
JUNE 4, 2001
OCTOBER 25, 2001
APRIL 25, 2002
JULY 25, 2002

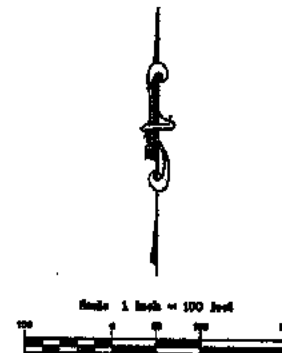
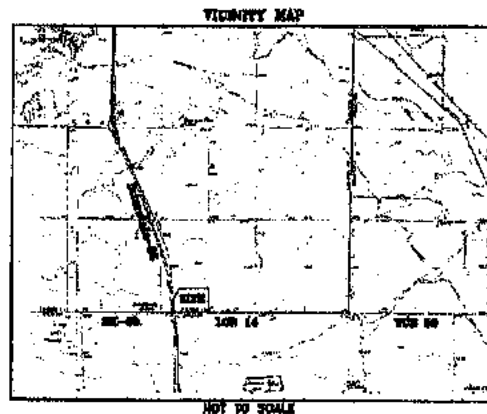
PINECREST
PLANNING AND DESIGN
2001 2002 : 10 000 000

SHEET 1 OF 1

RANSOM ANNEXATION

Overall Development Plan

A portion of the South 1/2 of the Southwest 1/4 of
Section 35, Township 5 North, Range 68 West, 6th P.M.,
Larimer County, Colorado



Description- RANSOM ANNEXATION

A portion of the South 1/2 of the Southwest 1/4 of Section 35, Township 5 North, Range 68 West of the 6th P.M.,
Larimer County, Colorado being more particularly described as follows:

Considering the East line of the Southwest 1/4 of Section 35, Township 5 North, Range 68 West of the 6th P.M.,
Larimer County, Colorado as bearing N 0°30'00" W with all bearings considered herein relative thereto.

COMMENCE at the South 1/4 corner of Section 35, Township 5 North, Range 68 West of the 6th P.M., Larimer County Colorado
thence run N 0°30'00" W along the East line of the Southwest 1/4 of said Section 35 for a distance of 35.00 feet to the
North right of way line of Larimer County Road 14 and the POINT OF BEGINNING
thence continue N 0°30'00" W along said East line for a distance of 1289.98 feet to the North line of the South 1/2 of
said Southwest 1/4 of Section 35;

thence leaving said East line run S 89°45'30" W along said North line for a distance of 1006.41 feet to the Eastern line
of the property described in Reception # 98112977, public records of Larimer County, Colorado;
thence run S 29°28'28" W along said Eastern line for a distance of 681.55 feet to the East right of way line of Interstate No. 25;
thence leaving said Eastern line run S 89°11'35" E along said East right of way line for a distance of 675.53 feet
to the Northwest North right of way line of the Larimer County Road 14;
thence leaving said East right of way line run N 89°45'00" E along said North right of way line for a distance of 1278.84 feet
thence run N 89°55'10" E along said North right of way line for a distance of 541.15 feet to the Point of Beginning.

Containing 53.1 acres, more or less, and being subject to all easements and rights of way of record.

SURVEYOR'S STATEMENT

I, H. Bryan Short, a Colorado Registered Professional Land Surveyor, do
hereby state that this Overall Development Plan is an accurate representation
of the property to the best of my knowledge, information, belief, and in my
professional opinion, I further state that the certificate does not extend to
any unshown parties or the successors and/or assigns.

H. Bryan Short
Colorado Professional Land Surveyor # 32444

NOTES

Shooting based on the East line of the Southwest 1/4 of Section 35,
Township 5 North, Range 68 West of the 6th P.M., Larimer County,
Larimer County, Colorado as bearing N 0°30'00" W.

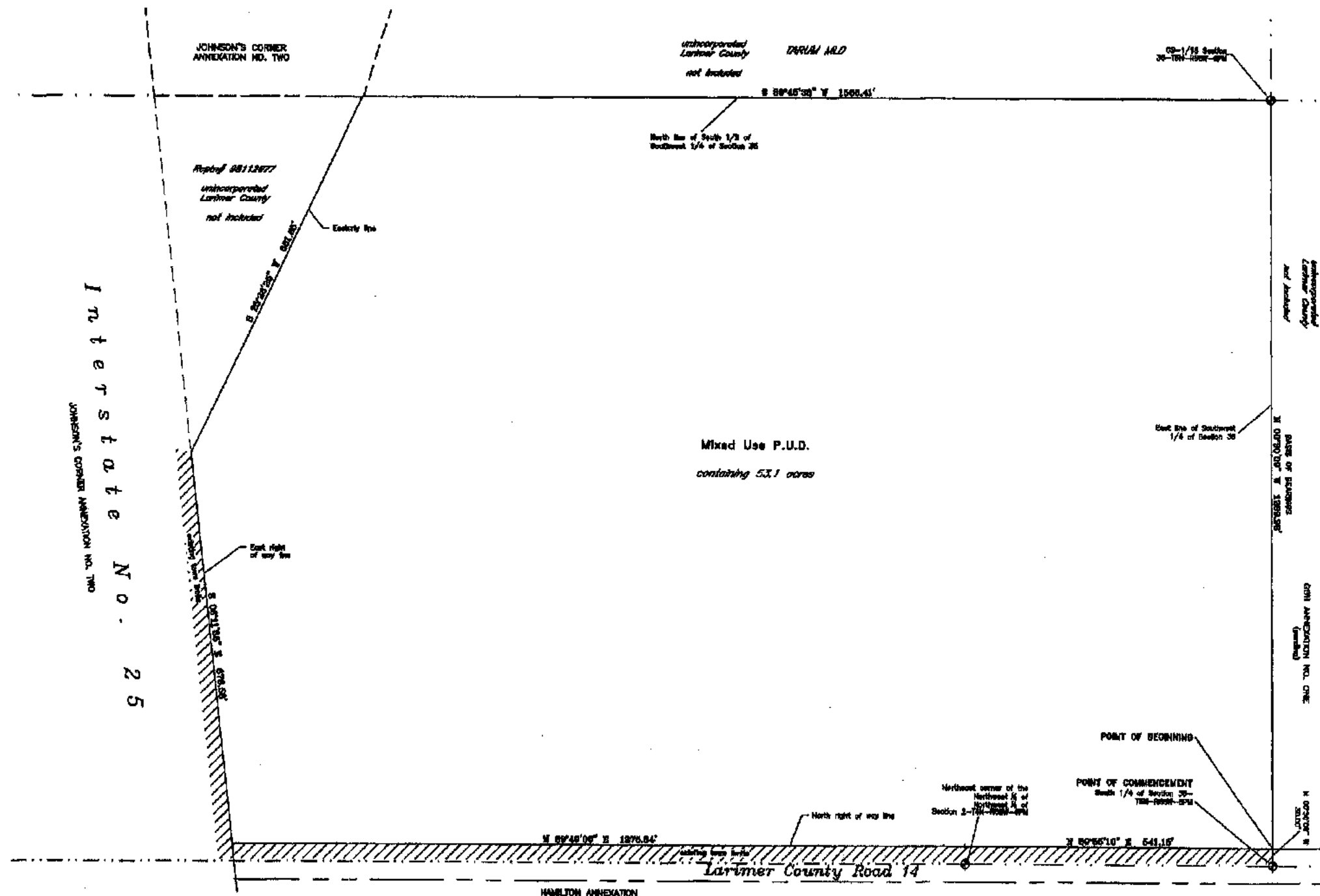
This is not a recommended land survey. No third party does this work.

No third party does this work.

No additional determinations made this date.

There may be recorded or unrecorded documents which affect the
boundary of this property.

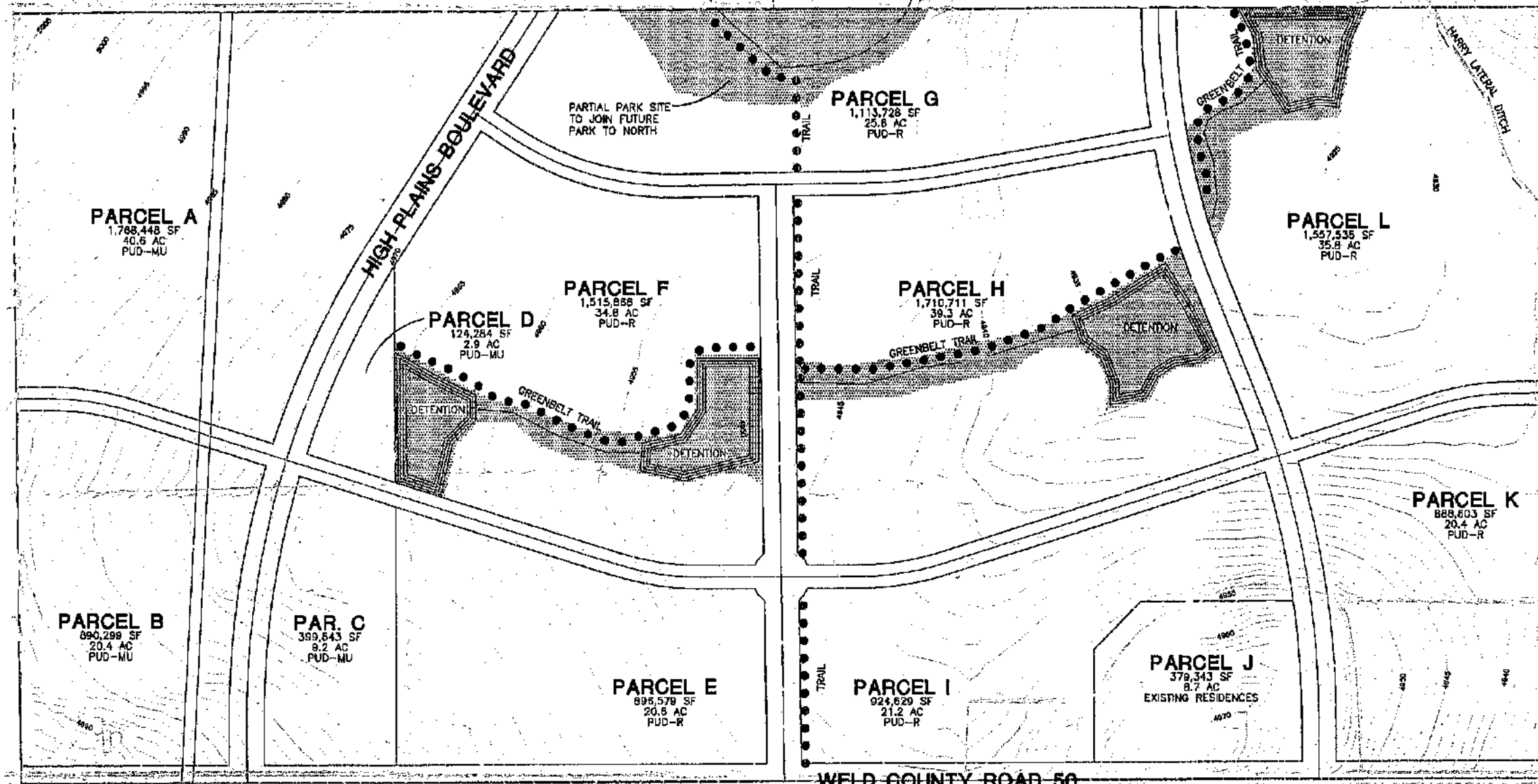
NOTES: According to Colorado law you must commence any legal action based
upon any defect in this survey within three years after you first discover such
defect. In no event, may any action based upon any defect in this survey be
commenced more than ten years from the date of the certificate shown herein.



REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		FWM Date _____ ST _____ Party Order _____ PM _____ Scale 1"=100' PLS _____	CLIENT Johnstown Land Partners II, LTP	TITLE Frederick Land Surveying, Inc. 6655 North Franklin Avenue, Loveland, Colorado 80538 Phone (970) 688-2100 Fax (970) 688-3725	PROJECT NO. Overall Development Plan Ransom Annexation Section 35, Township 5 North, Range 68 West, 6th PM, Colorado	SHEET NO. 07068.002	NO. OF SHEETS 1
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OUTLINE DEVELOPMENT PLAN FOR GBH ANNEXATION

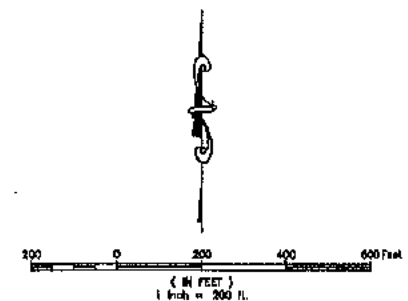
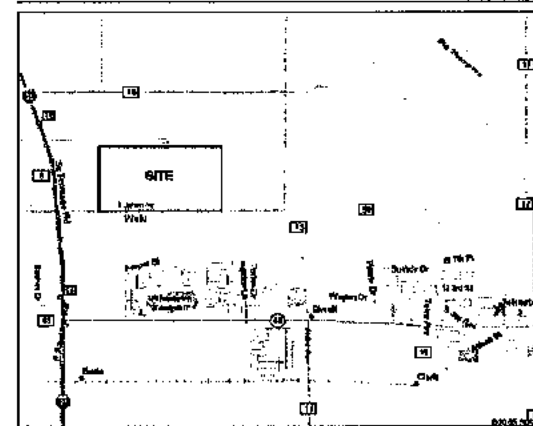
BEING A PART OF THE SOUTHEAST QUARTER SECTION 35 AND THE SOUTHWEST QUARTER SECTION 36, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



LAND USE TABLE:

PARCEL	USE	AREA (AC.)	GRAP (SF)
A	COMM./EMPL./OFFICE/UT IND.	40.6	842,134
B	COMM./EMPL./OFFICE/UT IND.	20.4	222,158
C	COMM./EMPL./OFFICE/UT IND.	8.2	106,188
D	COMM./EMPL./OFFICE/UT IND.	2.9	31,881
SUBTOTAL		72.1	702,172
PARCEL	USE	AREA (AC.)	DENSITY
E	RESIDENTIAL	20.6	8
F	RESIDENTIAL	34.8	5
G	RESIDENTIAL	25.6	5
H	RESIDENTIAL	39.3	5
I	RESIDENTIAL	21.2	5
K	RESIDENTIAL	20.4	5
L	RESIDENTIAL	35.8	5
SUBTOTAL		197.7	
PARCEL	USE	AREA (AC.)	
J	CURRENT RESIDENCES	8.7	
ROADS	ROADS	11.0	
SUBTOTAL		50.2	
TOTAL	ALL USES	321.0	

VICINITY MAP: (NOT TO SCALE)



REV.	DATE	BY	CHK.



GBH PROPERTIES
OVERALL DEVELOPMENT PLAN
OUTLINE DEVELOPMENT PLAN



PROJECT: GBH ANNEXATION
DATE: 10/1/2007
DESIGNED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

1 Sheet
1 Sheets

ATTACHMENT C

GREAT PLAINS VILLAGE ODP

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

PROJECT INTENT

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

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

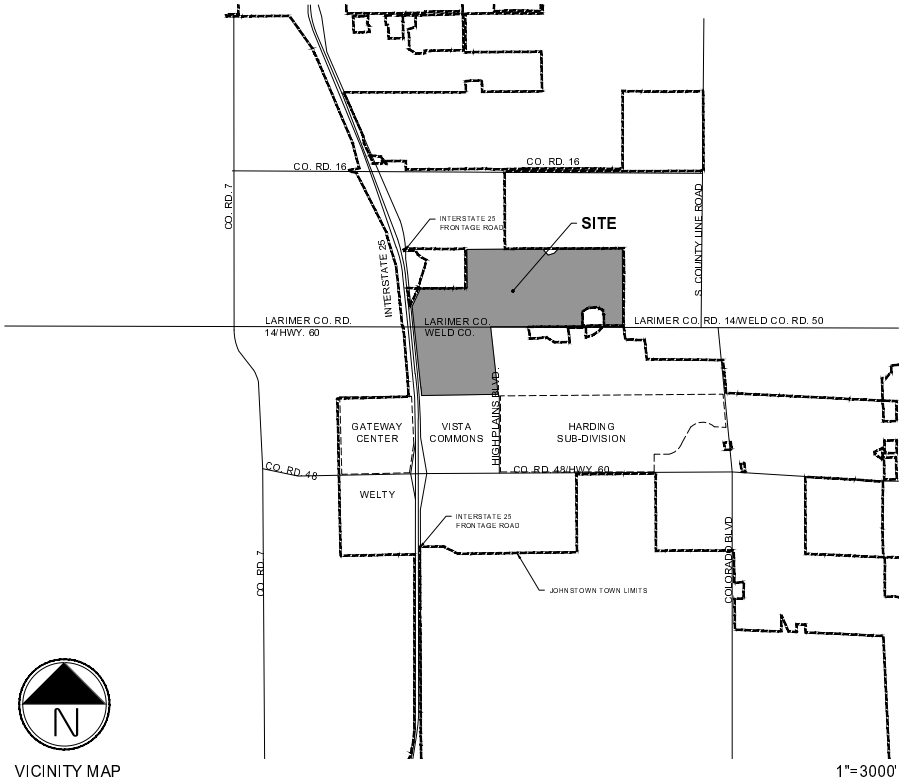
LEGAL DESCRIPTION

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

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

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

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



VICINITY MAP

APPROVALS

TOWN COUNCIL

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

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

GENERAL NOTES

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

DEVELOPMENT PHASING

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

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

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

SHEET INDEX

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

OWNER

PLATTE LAND & WATER, LLC
210 UNIVERSITY BLVD.
SUITE 710
DENVER, CO 80206
303-263-2105

PROJECT MANAGER

ERIK HALVERSON
LAND ASSET STRATEGIES, LLC
15400 WEST 64TH AVENUE
UNIT E9-123
ARVADA, CO 80007
970-319-5836
ehalverson@landassetstrategies.com

ENGINEER

KEVIN ROHRBOUGH
CORE CONSULTANTS
1950 W LITTLETON BLVD.
SUITE 109
LITTLETON, CO 80120
303-703-4444
rohrbough@corecivil.com

PLANNER

JEFF MARCK
TERRACINA DESIGN
10200 E. GIRARD AVENUE
BLDG. A, SUITE 314
DENVER, CO 80231
303-632-8867
jmarck@terracinadesign.com

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
COVER

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

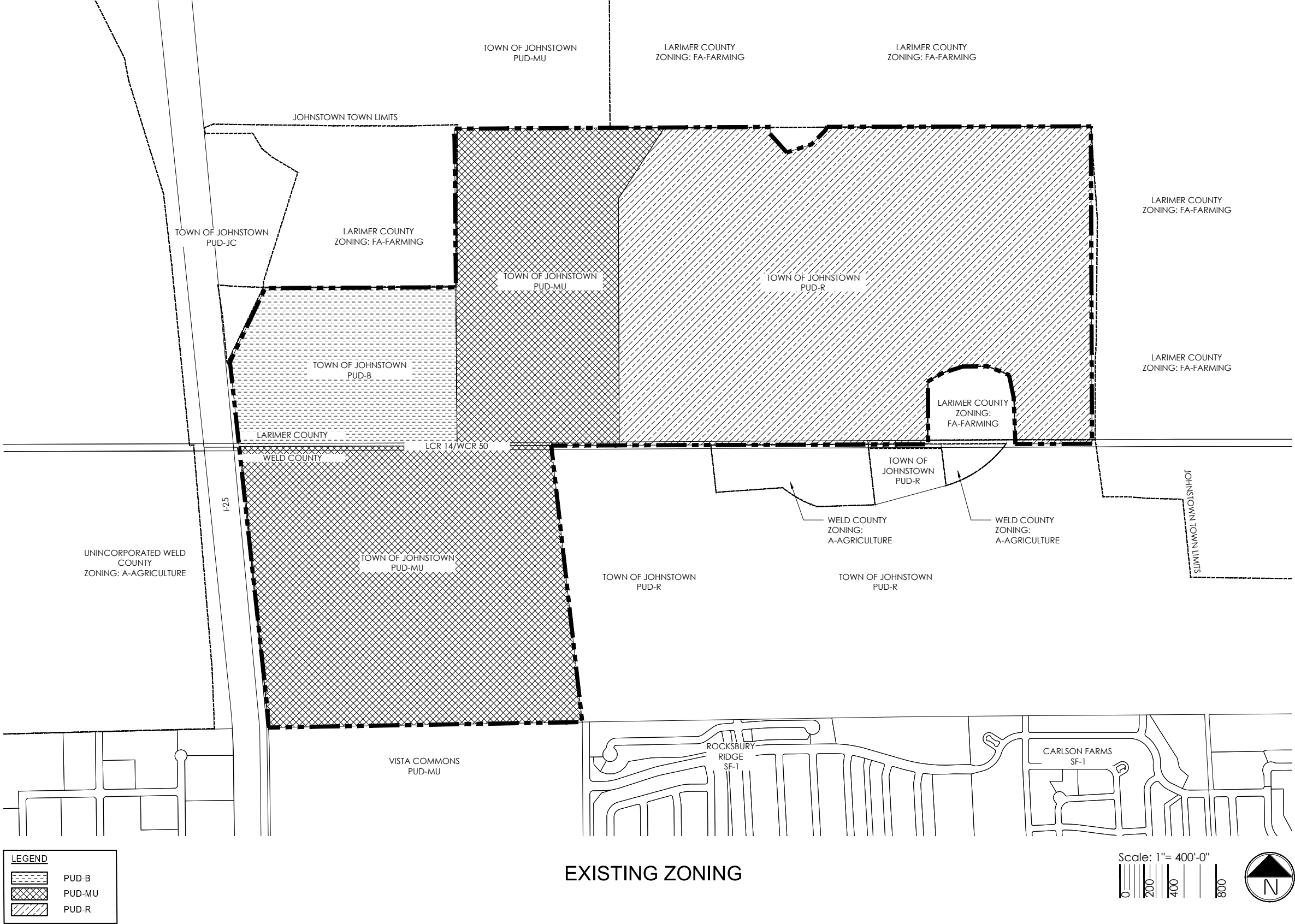
SHEET
1 OF 15



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



terra design
10300 E. 1st Ave. Suite 314
Denver, CO 80231
PH: 303.432.8867

PLATTE
LAND & WATER

CORE
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
EXISTING ZONING

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

SHEET
2 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

A. INTRODUCTION

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

B. DENSITY RANGES

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

C. MAXIMUM RESIDENTIAL UNITS PER AREA

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

D. RESIDENTIAL UNITS TRANFERS

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

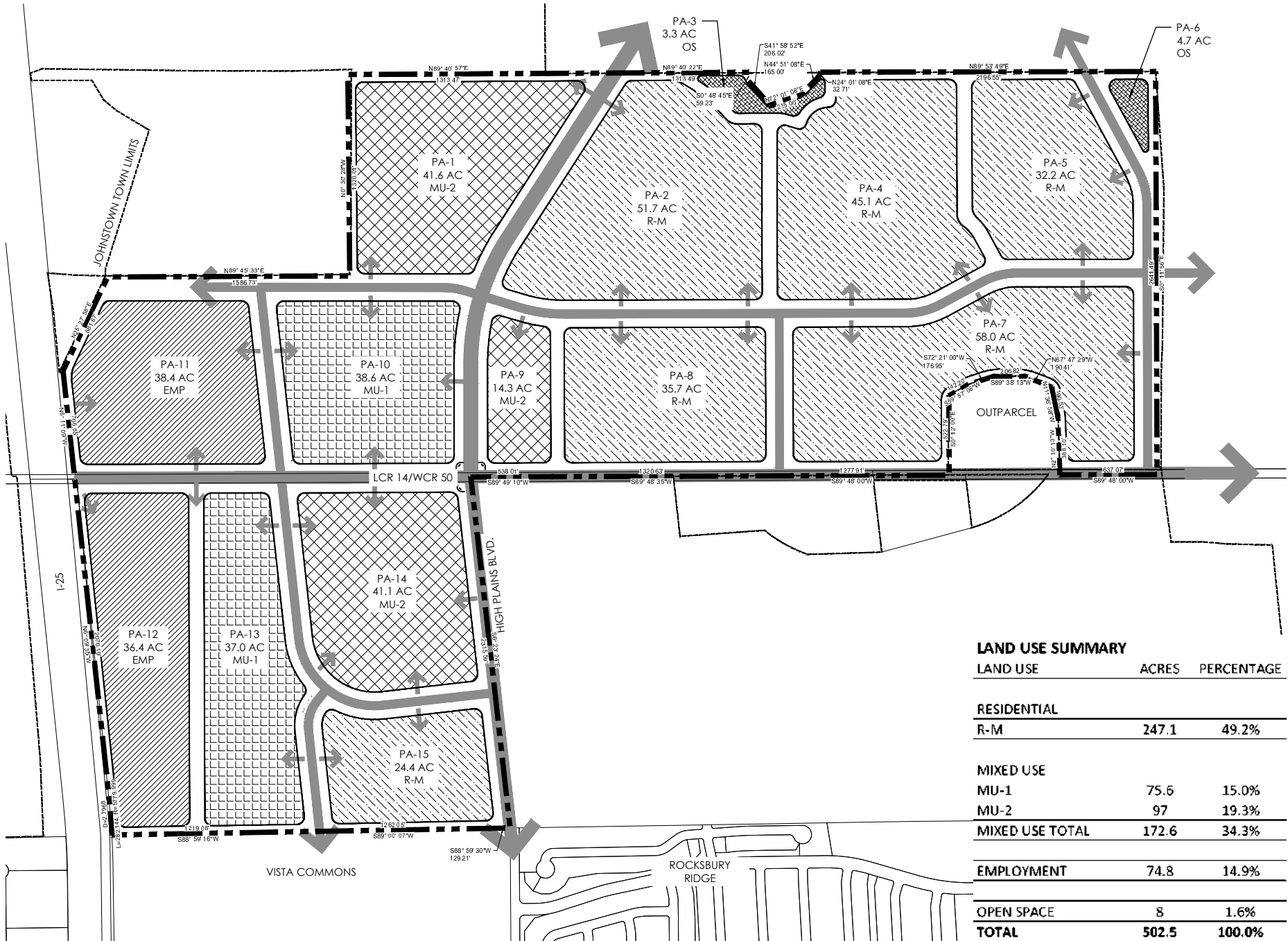
E. PLANNING AREA BOUNDARIES

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

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

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

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



LAND USE SUMMARY

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

LEGEND

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

PLANNING AREA	LAND USE	APPROX. ACRES	COMMERCIAL				RESIDENTIAL		
			MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE	MAX UNITS/AREA	MAX SQ.FT./AREA	MIN. DU /ACRE	MAX. DU /ACRE
PA-1	MIXED USE-2	41.6	634,234	3	16	624			
PA-2	MEDIUM DENSITY RESIDENTIAL	51.7		3	6	310			
PA-3	OPEN SPACE	3.3				0			
PA-4	MEDIUM DENSITY RESIDENTIAL	45.1		3	6	271			
PA-5	MEDIUM DENSITY RESIDENTIAL	32.2		3	6	193			
PA-6	OPEN SPACE	4.7							
PA-7	MEDIUM DENSITY RESIDENTIAL	58.0		3	8	464			
PA-8	MEDIUM DENSITY RESIDENTIAL	35.7		3	8	286			
PA-9	MIXED USE-2	14.3	186,872	3	20	286			
PA-10	MIXED USE-1	38.6	504,425						
PA-11	EMPLOYMENT	38.4	501,811						
PA-12	EMPLOYMENT	36.4	554,954						
PA-13	MIXED USE-1	37.0	483,516						
PA-14	MIXED USE-2	41.1	537,095	3	15	617			
PA-15	MEDIUM DENSITY RESIDENTIAL	24.4		3	8	195			

DENSITY TRANSFER TRACKING CHART

PLANNING AREA	APPROVED DENSITY PRIOR TO TRANSFER		APPROVED DENSITY AFTER TRANSFER	
	ACRES	RESIDENTIAL UNITS	DENSITY TRANSFER	RESIDENTIAL UNITS
X				
Y				
Z				
TOTAL		23		

Scale: 1"= 400'-0"



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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

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

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

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

DEFINITIONS:

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

LEGEND

X PRINCIPAL PERMITTED USE

A ACCESSORY USE

- EXCLUDED USE

C CONDITIONAL USE

LAND USE

MIXED USE 1 (MU-1)

MIXED USE 2 (MU-2)

EMPLOYMENT (EMP)

MEDIUM DENSITY RESIDENTIAL (R-M)

HIGH DENSITY RESIDENTIAL (R-H)

OPEN SPACE (OS)


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

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


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

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


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



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PLATTE
LAND & WATER, LLC



CORE
CONSULTANTS

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1	1ST SUBMITTAL	08-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

LAND USE MATRIX

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

SHEET

4 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres	X	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres	C	-	X	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X	-	X	-	-
	Warehousing without retail sales	-	-	X	-	-

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

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

- LEGEND**
- X PRINCIPAL PERMITTED USE
 - A ACCESSORY USE
 - EXCLUDED USE
 - C CONDITIONAL USE

LAND USE

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

- MIXED USE 1 (MU-1):** PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.
- MIXED USE 2 (MU-2):** PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.
- EMPLOYMENT (EMP):** THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.
- MEDIUM DENSITY RESIDENTIAL (R-M):** THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.
- OPEN SPACE (OS):** THE INTENT IS TO PROVIDE FOR PASSIVE AND ACTIVE RECREATION AND VISUAL AMENITIES FOR THE BENEFIT OF THE COMMUNITY.

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PLATTE

LAND & WATER, LLC

CORE

CONSULTANTS

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REVISION DESCRIPTION

DATE

BY

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1ST SUBMITTAL

05-06-19

JM

2

2ND SUBMITTAL

10-11-19

JM

3

3RD SUBMITTAL

11-15-19

JM

GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

LAND USE MATRIX

DESIGNED BY:

JM

DRAWN BY:

KB

CHECKED BY:

JM

SHEET

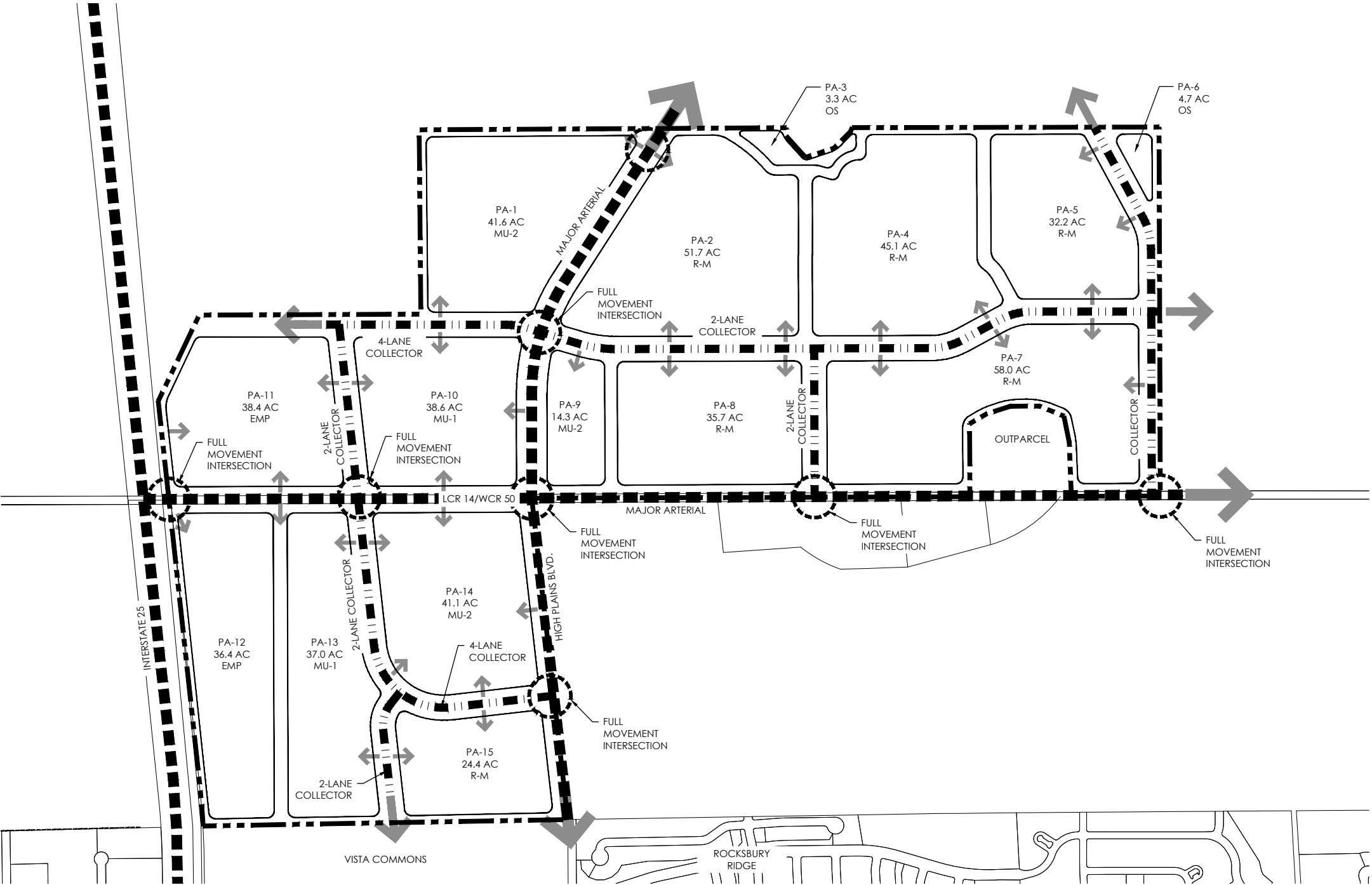
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OF

15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



LEGEND

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

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

CIRCULATION PLAN

Scale: 1"= 400'-0"

0 200 400 800

N

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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

CIRCULATION PLAN

DESIGNED BY: JM

DRAWN BY: KB

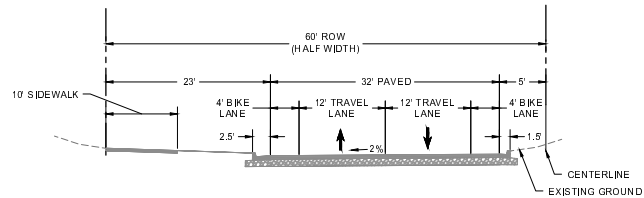
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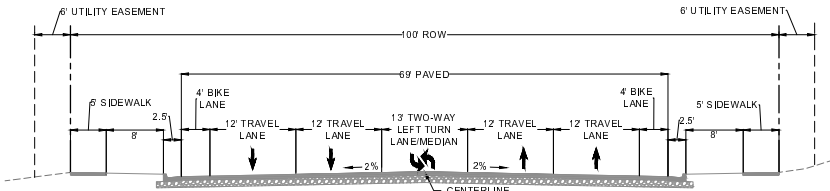
6 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

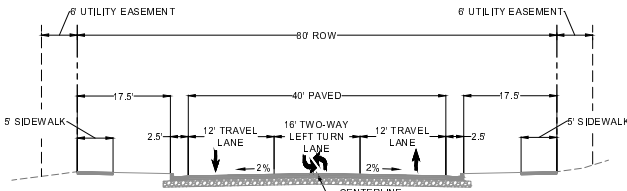
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO



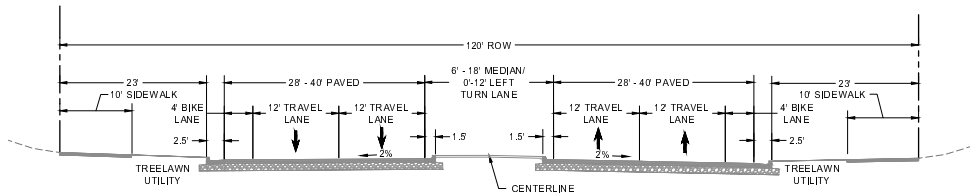
MAJOR ARTERIAL (INTERIM)
HIGH PLAINS BOULEVARD
(SOUTH OF LCR 14/WCR 50)



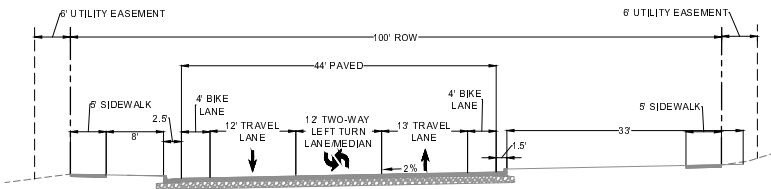
4 - LANE COLLECTOR



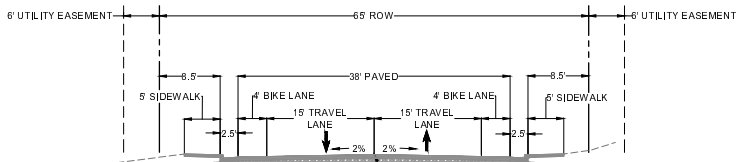
COLLECTOR WITH FLUSH MEDIAN



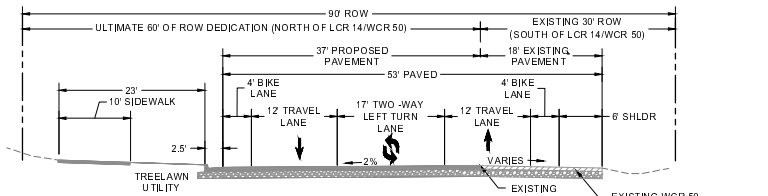
MAJOR ARTERIAL (ULTIMATE)
HIGH PLAINS BOULEVARD (NORTH OF LCR 14/WCR 50)
LCR 14/WCR 50 (WEST OF HIGH PLAINS BLVD)



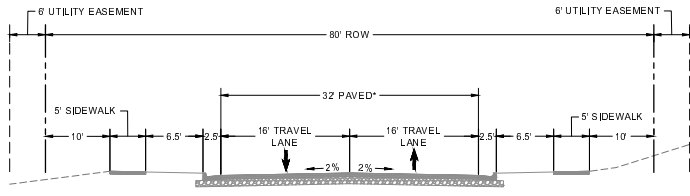
4 - LANE COLLECTOR (INTERIM)



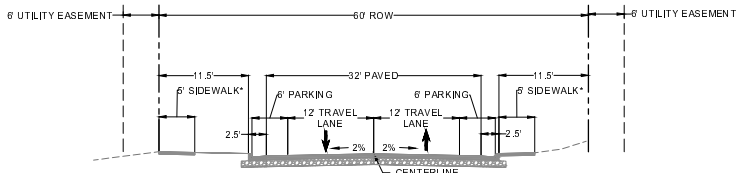
NON-RESIDENTIAL LOCAL STREET



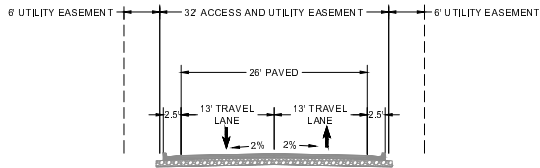
MAJOR ARTERIAL (INTERIM)
LCR 14/WCR 50
(EAST OF HIGH PLAINS BLVD)
* GREAT PLAINS PROJECT TO BUILD OUT HALF OF MAJOR ARTERIAL CROSS SECTION. IT IS ASSUMED THAT THE PLANNED WELD COUNTY ROAD 50 PAVING OPERATIONS HAVE BEEN COMPLETED BY THAT TIME.



COLLECTOR WITHOUT PARKING OR MEDIAN
* TURN LANES WILL BE REQUIRED AS DETERMINED BY TRAFFIC STUDY



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



PRIVATE STREET

CONCEPTUAL STREET SECTIONS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05-06-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

GREAT PLAINS VILLAGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
STREET SECTIONS

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

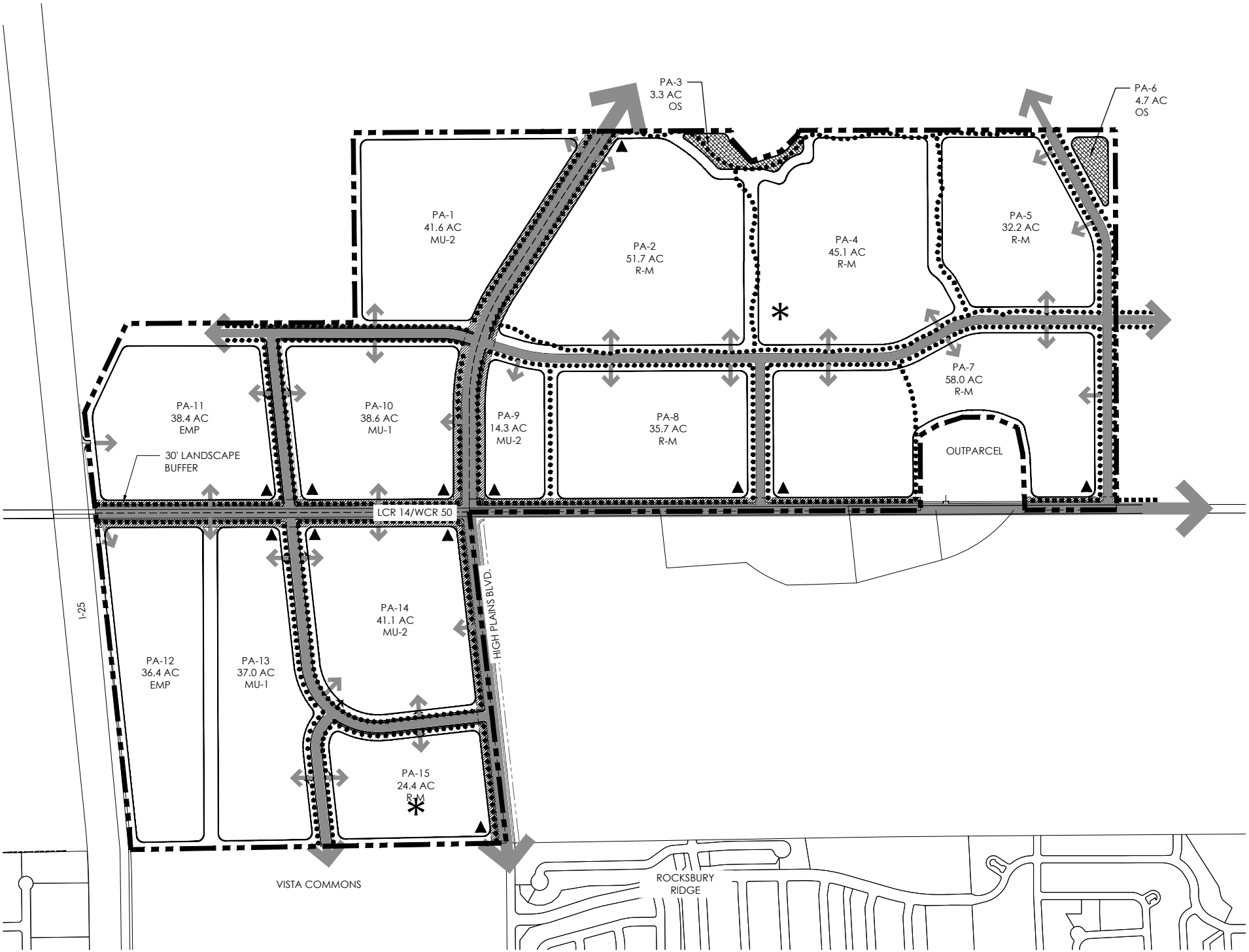
LOCATED IN SECTION 2, 35 AND 36, TOWNSHIP 4 AND 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTIES OF WELD AND LARIMER, STATE OF COLORADO

OPEN AREA

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

USABLE OPEN AREA

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



TRAILS & OPEN SPACE PLAN

LEGEND	
	5' PEDESTRIAN WALK
	10' PEDESTRIAN WALK
	PARK
	PRIMARY MONUMENTATION
	LANDSCAPE BUFFER
	OPEN SPACE

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GREAT PLAINS VILLAGE

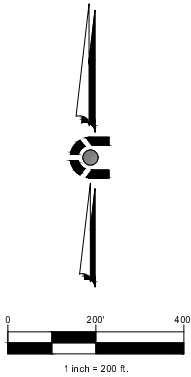
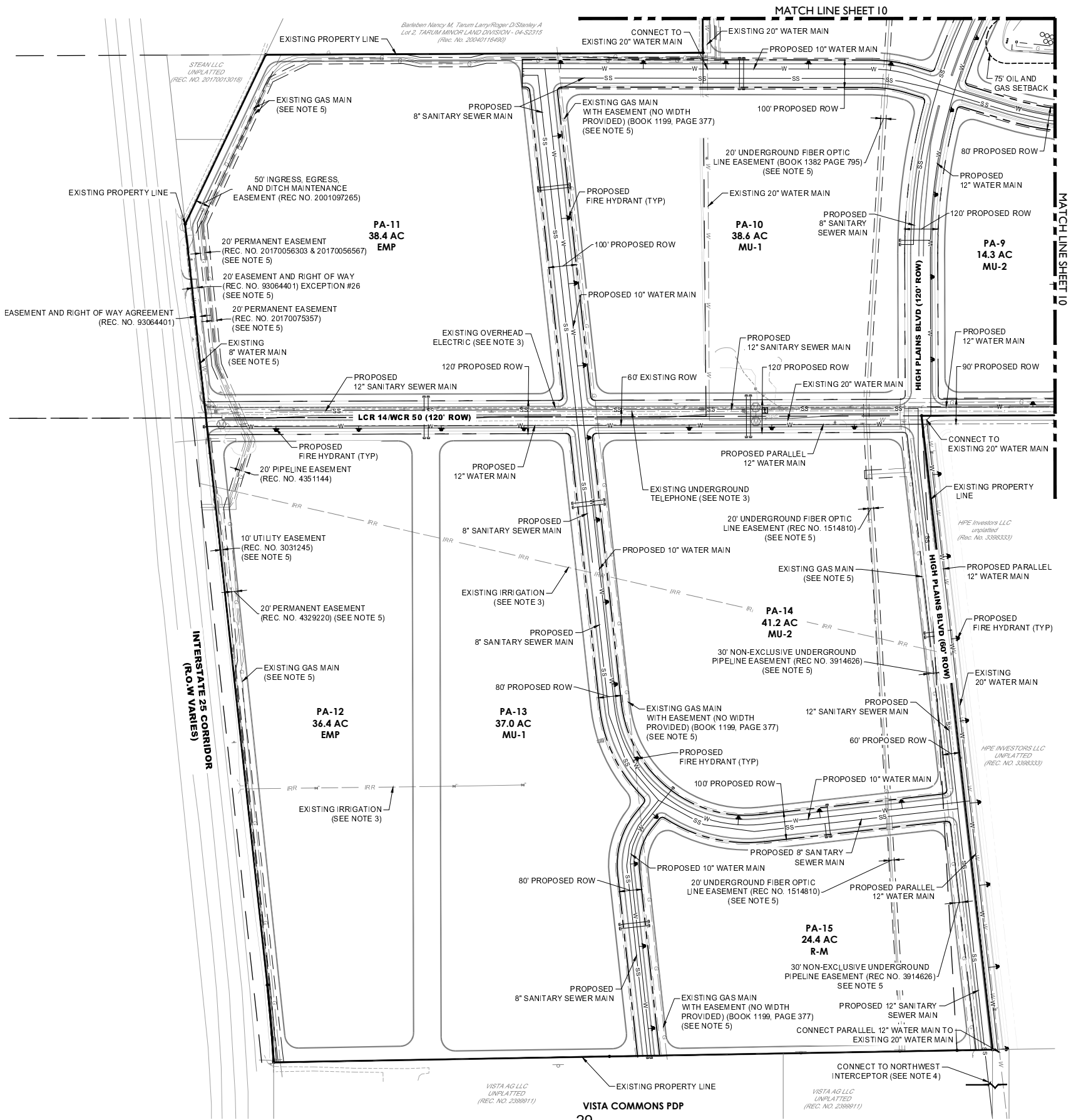
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

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

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



- NOTES**
1. THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
 2. UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 3. EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION, EXCEPT THOSE DISCUSSED IN NOTE 5. EXACT LIMITS OF RELOCATIONS, IF REQUIRED, WILL BE DETERMINED DURING FINAL DESIGN.
 4. OFFSITE SEWER MAINS ARE REQUIRED TO BE CONSTRUCTED TO THE SOUTH AND EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN NORTHWEST INTERCEPTOR SANITARY SEWER SYSTEM.
 5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
 6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

- LEGEND**
- PROPERTY LINE
 - PROPOSED ROW
 - PROPOSED UTILITY EASEMENT
 - PROPOSED LANDSCAPE BUFFER
 - EXISTING ROW
 - EXISTING SWALE
 - EX. / PR. LIGHT POLE
 - EX. / PR. SIGNS
 - EX. POWER POLE
 - CABLE TV
 - ELECTRIC & METER
 - FIBER OPTIC LINE & MH
 - GAS LINE & METER
 - IRRIGATION
 - OVERHEAD POWER
 - TELEPHONE LINE & MH
 - PROPOSED SANITARY MAIN
 - PROPOSED SANITARY STUB
 - PROPOSED WATER MAIN
 - FIRE HYDRANT ASSEMBLY
 - PROPOSED WATER STUB
 - PROPOSED CURB & GUTTER
 - PLANNING AREA DELINEATION

terracing
design
td

PLATTE
PLANNING & WATER, LLC

CORE
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	08-05-19	KR
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GREAT PLAINS VILLAGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

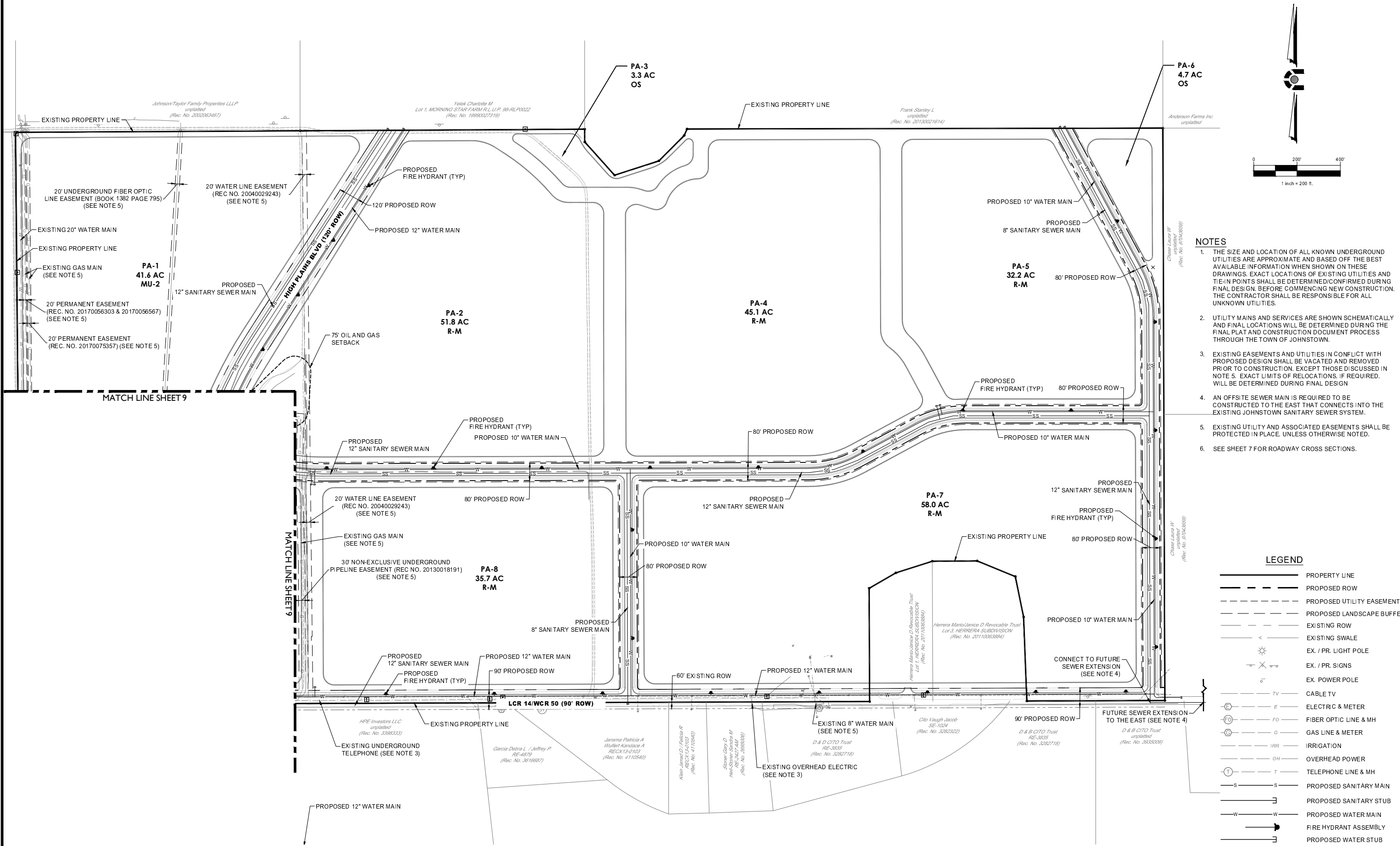
PRELIMINARY UTILITY PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
9 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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



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 4. AN OFFSITE SEWER MAIN IS REQUIRED TO BE CONSTRUCTED TO THE EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN SANITARY SEWER SYSTEM.
 5. EXISTING UTILITY AND ASSOCIATED EASEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
 6. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.

LEGEND

	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	CABLE TV
	ELECTRIC & METER
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	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

terracedesign
td
3000 E. COLORED
DENVER, CO 80202
TEL: 303.632.8867

PLATTE
PLANNING & DESIGN, LLC

CORE
CONSULTANTS

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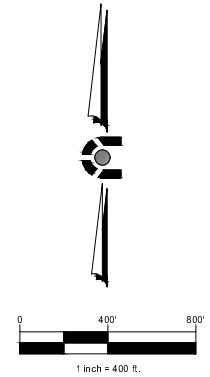
GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR














SHEET
10 OF 15

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



- ## NOTES
1. DETENTION POND SIZING AND LOCATIONS ARE PRELIMINARY AND WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN, FINAL PLAT, AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
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 3. THE TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND JUNE 28, 2019.
 4. SEE SHEET 7 FOR ROADWAY CROSS SECTIONS.
 5. GRADING AND FINISHED GRADE CONTOURS ARE CONCEPTUAL AND GENERALLY SHOW INTENT AND APPROXIMATE FLOW PATHS. FINAL GRADING WILL BE DETERMINED DURING FINAL DESIGN.

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3	3RD SUBMITTAL	11-15-19	KR

- ### LEGEND
- | | |
|---|---------------------------|
|  | PROPERTY LINE |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED R.O.W. |
|  | PROPOSED UTILITY EASEMENT |
|  | PROPOSED LANDSCAPE BUFFER |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | PLANNING AREA DELINEATION |
|  | STORM SEWER DRAIN |
|  | DRAINAGE SWALE |
|  | FLOW ARROW |

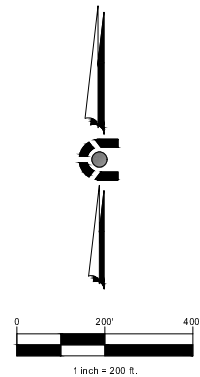
GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
11 OF 15

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



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	PROPOSED CURB & GUTTER
	PROPOSED R.O.W.
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PLANNING AREA DELINEATION
	STORM SEWER DRAIN
	DRAINAGE SWALE
	FLOW ARROW

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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM
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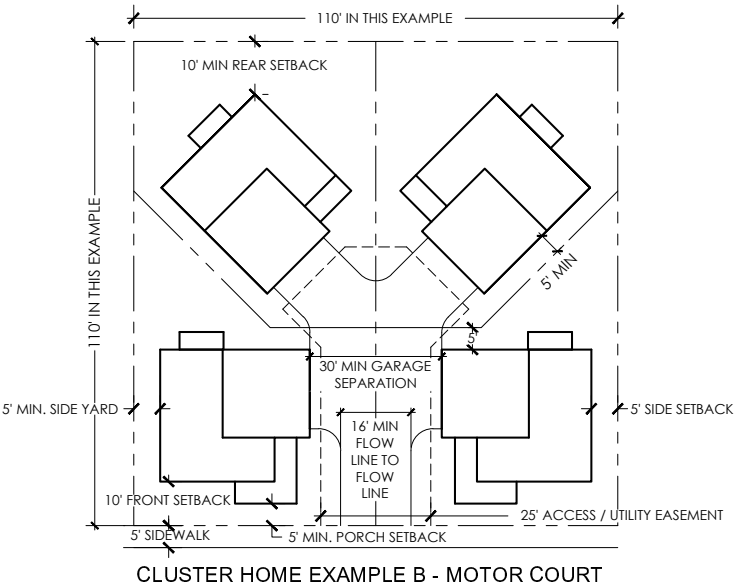
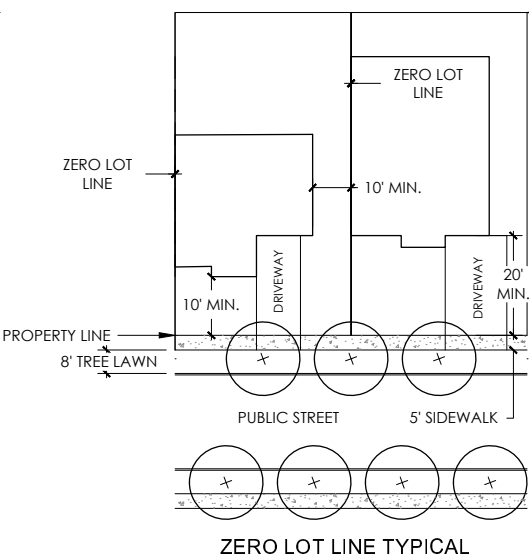
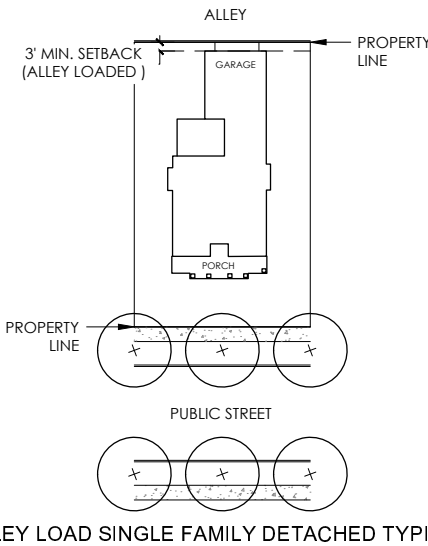
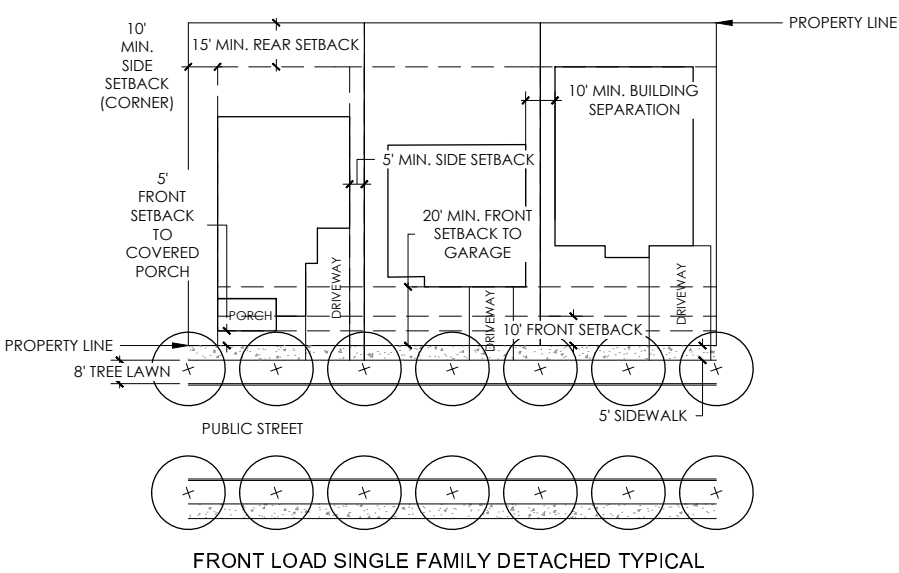
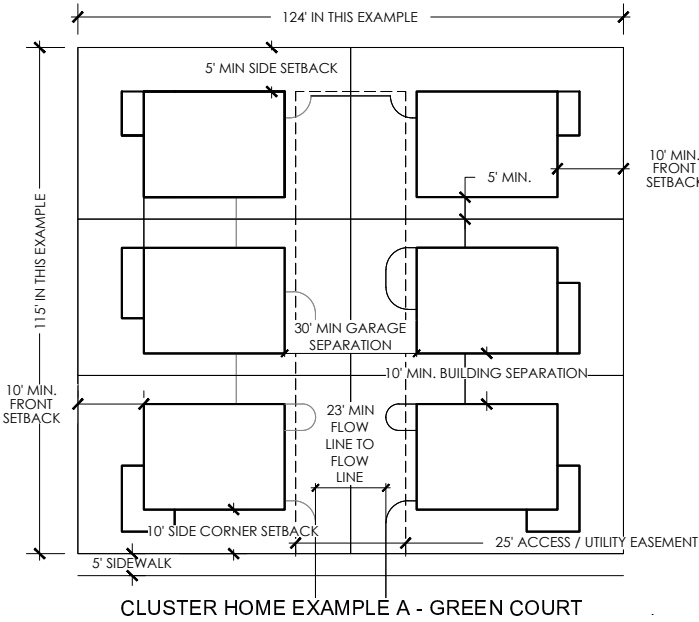
SHEET
12 OF 15

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

DEVELOPMENT STANDARDS

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



LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

SINGLE FAMILY DETACHED (SFD)

STANDARDS	R-M	MU-2
MINIMUM LOT SIZE	3,200	3,200
MINIMUM CLUSTER LOT SIZE	2,000	2,000
PARKING REQUIREMENT	CODE	CODE
MAXIMUM HEIGHT	35'	35'
PRINCIPAL USE	R-M	MU-2
FRONT SETBACK TO BUILDING	10'	10'
FRONT SETBACK TO COVERED PORCH	5'	5'
FRONT SETBACK TO GARAGE	20'	18'
FRONT SETBACK TO SIDE LOADED GARAGE	10'	10'
SIDE SETBACK MINIMUM	0'	0'
*BUILDING SEPARATION	10'	10'
REAR SETBACK - FRONT LOAD	15'	15'
REAR SETBACK - CLUSTER	10'	5'
REAR SETBACK - ALLEY LOAD	3'	3'
SIDE (CORNER) SETBACK	10'	10'
ACCESSORY USE	R-M	MU-2
MAXIMUM HEIGHT	15'	15'
FRONT SETBACK	20'	20'
SIDE SETBACK	3'*	0'
REAR SETBACK	5'	0'
REAR SETBACK (ALLEY LOAD GARAGE)	3'	3'
SIDE (CORNER) SETBACK	15'	5'

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

LAND USE DEVELOPMENT STANDARDS MATRIX

RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL

STANDARDS	R-M	MU-2	MU-1
MINIMUM LOT SIZE	1200	1200	1200
MAXIMUM HEIGHT	35'	50'	50'
PRINCIPAL USE	R-M	MU-2	MU-1
FRONT SETBACK TO BUILDING FACE	15'	5'	5'
FRONT SETBACK TO COVERED PORCH	10'	0'	0'
SIDE SETBACK MINIMUM	0'	0'	0'
SIDE SETBACK WITH EASEMENT	15'	10'	10'
*BUILDING SEPARATION	10'	10'	10'
REAR SETBACK	15'	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	5'	5'
ACCESSORY USE	R-M	MU-2	MU-1
MAXIMUM HEIGHT	15'	15'	15'
FRONT SETBACK	20'	20'	20'
SIDE SETBACK	5'	5'	5'
REAR SETBACK - NON GARAGE	10'	10'	10'
REAR SETBACK (ALLEY LOAD GARAGE)	3'*	3'*	3'*
SIDE (CORNER) SETBACK	15'	0'	0'

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

LAND USE DEVELOPMENT STANDARDS MATRIX

NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

2.2.2 STREETScape DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

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

3.1.3 FAÇADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FAÇADES

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

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

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

3.3.3 BUILDING ENTRANCES

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

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

3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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

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GREAT PLAINS VILLAGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

SHEET
14 OF 15

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OUTLINE DEVELOPMENT PLAN
GREAT PLAINS VILLAGE

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

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL
ARCHITECTURAL STANDARDS

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

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

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND
OUTDOOR STORAGE

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

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

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

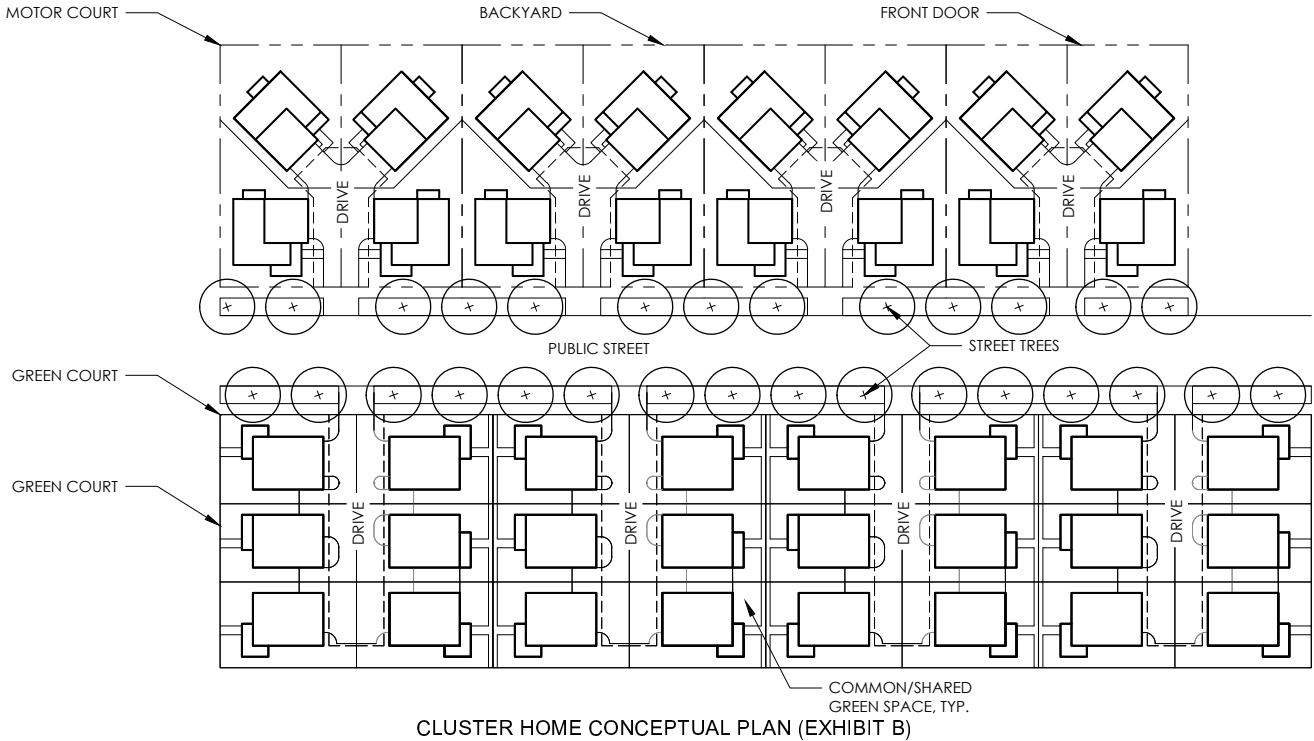
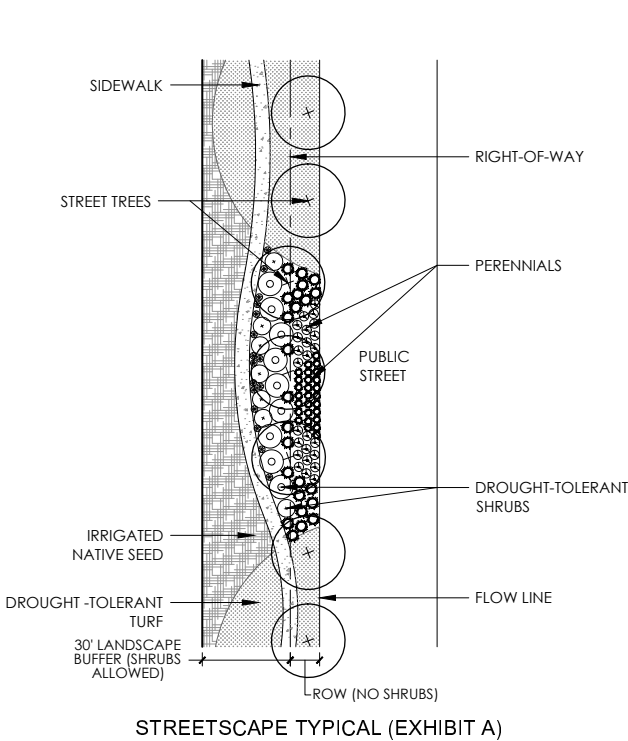
4.1.5 FENCES

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

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

4.1.6 RETAINING WALLS

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



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

ATTACHMENT D

LAND USE TABLES

GREAT PLAINS VILLAGE ODP

See full ODP document for context and additional text and information.

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

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

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

ATTACHMENT D

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

ATTACHMENT D

LAND USE CLASSIFICATION	SPECIFIC USE TYPE					
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M	OS
Auction House or Yard	Auction house (indoor)	X	-	X	-	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-	-
	Contractor's shop without outdoor storage	X	-	X	-	-
	Special Trade contractors without outdoor storage	X	-	X	-	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres	X	-	X	-	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres	C	-	X	-	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-	-
Research and Development Services	Solar panel production and distribution	-	-	X	-	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-	-
	Produce storage and warehousing	-	-	X	-	-
	Retail sales in conjunction with warehouse establishment	X		X		
	Warehousing without retail sales	-	-	X	-	-

ATTACHMENT D

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

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

ATTACHMENT E

LAND USE DEVELOPMENT STANDARDS MATRIX

GREAT PLAINS VILLAGE ODP

See full ODP document for context and additional text and information

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

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

ATTACHMENT E

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

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

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

ATTACHMENT F

GREAT PLAINS VILLAGE OUTLINE DEVELOPMENT PLAN (ODP)

NOTE: This document provides a more functional way to read and review these design guidelines. This text is incorporated in full into the ODP plan set, to be recorded.

DESIGN GUIDELINES

PART 1 – INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

- DESIGN TO PROVIDE AN ATTRACTIVE, COMFORTABLE ENVIRONMENT FOR USERS WHILE MINIMIZING MAINTENANCE NEEDS, IRRIGATION WATER REQUIREMENTS AND THE USE OF HERBICIDES AND PESTICIDES.
- DESIGN LANDSCAPES TO CREATE A NATURALIZED APPEARANCE. USE PLANT MATERIALS THAT ARE INDIGENOUS TO NORTHERN COLORADO WHERE POSSIBLE. ONLY USE INTRODUCED SPECIES IN ORDER TO ACHIEVE DESIGN OBJECTIVES THAT CANNOT BE ACHIEVED WITH THE USE OF NATIVE SPECIES.

- COORDINATE THE DESIGN OF THE LANDSCAPE WITH SITE EROSION PROTECTION, STORM DRAINAGE AND WATER QUALITY IMPROVEMENT SYSTEMS.
- DESIGN AND MANAGE IRRIGATION SYSTEMS TO ACHIEVE PEAK EFFICIENCY.

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

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

3.1.3 FACADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FACADES

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

1. CHANGE IN PLANE.
2. CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
3. WINDOWS.
4. COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

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

3.3.3 BUILDING ENTRANCES

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

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

3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

1. SIMILAR WINDOWS AND PATTERNS
2. REPETITION OF ROOF LINES
3. SIMILAR BUILDING MATERIALS AND TEXTURES

4. SHADING DEVICES (INCLUDING ARCADES, AWNINGS AND ARBORS)
SIMILAR PROPORTIONS OF ELEMENTS

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

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

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

4.1.5 FENCES

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

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

4.1.6 RETAINING WALLS

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

AGENDA ITEM 10B

Public Hearing

**P.U.D. Outline Development Plan
Welty Ridge**

Ordinance Number 2020-169

*PUBLIC HEARING PROCEDURE – Ordinance 2020-169, An Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge –

1. Open public hearing.
2. Receive information from staff.
3. Receive information from applicant.
4. Receive information from public.
 - a. Ask to hear from anyone who supports the P.U.D. Outline Development Plan
 - b. Ask to hear from anyone who opposes the P.U.D. Outline Development Plan
5. Receive rebuttal from applicant. (*Discretionary and only if warranted at the time.*)
6. Additional questions from Council, if any. (*Council may ask questions at any time until the hearing is closed.*)
7. Close the public hearing. (*No more questions from Council*)
8. Discussion and deliberation among Council.
9. Make a decision and/or motion from Council.

SUGGESTED MOTIONS

For Approval: I move to approve Ordinance No. 2020-169, An Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge on first reading.

For Approval with conditions: I move to approve Ordinance No. 2020-169, an Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge on first reading, with the following conditions _____

For Denial: I move to deny approval of Ordinance No. 2020-169.

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10B

SUBJECT: Public Hearing – Ordinance No. 2020-169 An Ordinance Approving the PUD Outline Development Plan for Welty Ridge

ACTION PROPOSED: Consider Ordinance No 2020-169 An Ordinance Approving the PUD Outline Development Plan for Welty Ridge

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town of Johnstown is considering a request for an updated Outline Development Plan (ODP) for the 144.4-acre Welty Ridge PUD – annexed and zoned as the Veeman Annexation, with PUD-MU zoning, and a simple “bubble” Veeman ODP. If approved, this Outline Development Plan would replace and supersede any prior plans. There is a brief discussion in the PZC memo related to potentially conflicting land use language in the Veeman Annexation Agreement, but upon conference with the Town Attorney, there appear to be no lingering concerns with that, in relation to this proposal.

The site is located west of I-25, south of WCR 48, and the ODP outlines a mix of land uses, development intensity, and residential densities. The ODP defines specific “planning areas” and the land uses and densities for each area, as well as including conceptual-level utility, drainage, and transportation network planning to provide basic feasibility analysis for the land uses proposed. The Outline Development Plan serves as the initial, high-level “zoning document” for PUD zones, providing information on land uses, standards, general types of development – and is reviewed simultaneously with conceptual utility and drainage documents/reports, a master traffic study, and similar information to ensure feasibility. More detailed design guidelines and development plans are provided at the preliminary and final stages of development planning and platting.

A detailed memorandum (attached) was provided to the Planning & Zoning Commission (PZC) at the public hearing held on December 11, 2019, including detailed description and analysis of the project. Additionally, the proposed and updated ODP plan sheets are attached, with the PZC packet included for reference.

Generally, the ODP provides details on a wide mix of permitted and conditional land uses, as well as development standards, in each of the five Planning Areas identified in the plan. Additionally, the ODP dictates a cap on intensity and density of development that includes a maximum of 800 dwelling units and 700,000 square feet of non-residential buildings over the 144.4 acres included in the plan. There is a clause in the ODP that would permit these densities/intensities to transfer between planning areas, but must remain under those total maximum numbers.

Planning Areas located closest to the interstate and along WCR 48 are designated for Employment and Mixed Use; while the southwestern 30% of the subject site would provide the opportunity for a mix of residential types and densities. Several “typical” single family lot layouts are provided to illustrate flexible options for: zero-lot line homes, alley-loaded garages, motor-/green-court and “carriage house” type homes.

An in-depth discussion was presented in the PZC memo on a concern over the potential for excessive development of outdoor storage (as a primary use), and RV/vehicle rental and sales lots, in the EMP and MU-1 Planning Areas, which resulted in several proposed conditions of approval. In the interim the Applicant and Staff have coordinated on developing verbiage now incorporated into the final ODP in the Council packet. The PZC Conditions of Approval included:

1. The land use conflicts between the proposed ODP document and the Veeman Annexation Agreement must be resolved. If an amended annexation agreement is required and amenable to the Council, an approved and executed agreement must occur prior to final approvals by the Town. If significant modifications to land uses or development standards, as determined by the Director of Planning & Development, are required in the ODP to accommodate

the agreement, or amended agreement, the revised ODP will be presented to the Planning & Zoning Commission for a final review. **RESOLVED / NON-ISSUE**

2. The Applicant must work with Staff, prior to a Town Council hearing, to develop revised ODP wording to ensure appropriate development of any outdoor storage, display, and sales areas, to address the following specific concerns: **ALL INCLUDED / RESOLVED**
 - a. The use categories of Outdoor storage; RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals; and Motor vehicle dealers/ sales may not exceed 20% of land area in the EMP and MU-1 planning areas, to be tracked by the Director and Developer on the ODP, similar to maximum SF/units.
 - b. Outdoor Storage, as a primary use, must be setback a minimum of 300' from any arterial or interstate right-of-way.
 - c. Update the Land Use Tables to modify:
 - i. primary Outdoor Storage uses over 5 acres to be processed and considered as conditional uses in MU-1 and EMP; and
 - ii. "RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals" – add "Max. of 10 acres" to use description; and
 - iii. Add a new use category for "RV's... rentals, >10 ac." – and update to "C" Conditional uses in EMP & MU-1
 - iv. Treat "Motor vehicle dealer/sales" category similarly, as described in subsections ii, and iii above.
3. Update ODP language to require a 50-foot landscaped buffer along the I-25 corridor frontage. **INCLUDED / RESOLVED**

Two Commissioners voiced their concern with the relative lack of parking associated with the cluster-style housing and encouraged the developers to consider additional guest parking and ensure on-street parking in areas with high density residential.

Public comment at the hearing was related to a desire to see a large chain grocery store in Johnstown, and maintain Johnstown's small town feel especially downtown. One resident wanted to advise the Town to carefully consider whether to allow a metro district. Draft minutes of the PZC December 11, 2019, hearing are attached.

In summary, the Planning & Zoning Commission forwarded a recommendation to the Town Council of Approval with Conditions. All of these conditions have been resolved.

LEGAL ADVICE: The Town Attorney drafted Ordinance No. 2020-169.

FINANCIAL ADVICE: No impact anticipated.

RECOMMENDED ACTION: Approval of Welty Ridge Outline Development Plan.

SUGGESTED MOTIONS:

Approval:

I move to approve Ordinance No. 2020-169, An Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge on first reading.

Conditional:

I move to approve Ordinance No. 2020-169, An Ordinance Approving the P.U.D. Outline Development Plan for Welty Ridge on first reading, with the following conditions _____.

Denial:

I move to deny approval of Ordinance No. 2020-169.

Reviewed:

Town Manager

Ordinance 2020-169

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

**SUMMARY MINUTES
PLANNING & ZONING COMMISSION**

Wednesday, December 11, 2019
Council Chambers
450 S. Parish Ave., Johnstown

I. **Call to Order:** Chair Montez opened the meeting at 7:00pm.

II. **Roll Call:** Present were Commissioners Grentz, Montez, Kiovsky, and Storms.

III. **Public Comments regards items not on the Agenda:** none

IV. **Public Hearings:**

a. **Welty Ridge ODP**

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record.

Applicant Representative: Jeff Marck, Terracina Design, 10200 E. Girard Ave. Ste A-314 Denver, CO 80231 Mr. Marck provided additional details on the proposal and answered questions from the Commission.

Commissioner Storms asked about parking for green courts and motor courts. He was concerned about accommodating on-street parking for guests and overflow. Ms. Meyer indicated we would address those detailed concerns with preliminary and final development plans.

Commissioner Kiovsky asked applicant about how this project would be affected by the new I-25 interchange being constructed in 2020. Applicant representative Erik Halverson advised that CDOT is still designing the interchange. Commissioner Kiovsky brought up the importance of landscape buffers and thought the development could provide a different face for the Town.

There was discussion between staff, applicant, and commissioners about what would be passed tonight.

Public hearing was opened. Colleen Cothron, 250 Ricker Ln. Johnstown, commented on the need for a grocery store, and to keep Johnstown's downtown vibrant. There was discussion between Ms. Cothron and Commissioners about bringing a grocery store to Town.

Frank Wynn commented on concerns with metropolitan districts. There was discussion between Ms. Wynn and staff about how the Town generally handles them.

The item was closed to public comment.

Commissioner Kiovsky made Motion to Approve as written. Commissioner Grentz seconded the motion. There was discussion on the land planning and grading.

Motion passed 5-0

b. Great Plains Village ODP

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record. Staff clarified the frontage road will be abandoned.

Applicant Representative: Jeff Marck, Terracina Design, 10200 E. Girard Ave. Ste A-314 Denver, CO 80231 Mr. Marck provided additional details on the proposal and answered questions from the Commission.

Commissioner Storms asked about parking for green courts and motor courts. He was concerned about accommodating on-street parking for guests and overflow.

Commissioners and applicant had a discussion about traffic impacts and connectivity.

Commissioner Kiovsky asked about open space and parks and a couple of small areas noted for open space. Applicant referred her to the annexation agreement, where those areas were indicated for open space previously.

Commissioner Storms had questions about the ultimate buildout of WCR 50 and High Plain Blvd. Applicant explained the future buildout is four lanes for both roads. Commissioner Storms also had questions about uses and how they related to adjacent land uses in Vista Commons PUD to the south.

Public hearing was opened. Tony Connell, representing his mother, who owns property along the proposed High Plains Blvd to the north of Great Plains Village. He had questions regarding how her home would be preserved and/or affected. Principally, he asked about water and protection for animals that are on her and neighboring properties. Tony advised the sewer service would be a benefit to his mother.

John Kelly of Rocksbury Ridge had questions regarding setbacks and additional land needed for High Plains Blvd., and was concerned about water treatment plant capacity. Staff advised him that there would be no need for additional ROW along the existing subdivision, and that development impact fees help to fund plant expansion.

Jerry Bancow expressed concerns about traffic, namely truck traffic on High Plains Blvd. once the frontage road is abandoned. Staff stated that Hwy 60 will eventually be widened to provide for additional lanes, and a traffic control device will be placed at High Plains Blvd. and Hwy 60. Staff informed that they are working with CDOT, and believes that the truck route from Johnson's Corner would be routed to the Hwy 402 interchange, rather than the Hwy 60 interchange.

Laura Chase of 8445 LCR 14 was concerned about development adjacent to her property. She purchased land in the country for use as a horse property and residence, but is now faced with the impacts of development. Laura further pointed to graphics in the presentation that showed new roads going through her current property as upsetting to her and as an unwanted impact on her property. She was further concerned because there had been surveyors on her property already that had disrupted her operations, and was concerned about new residents trespassing on her property. Ms. Chase claimed she was promised fencing around her property by developers and former town staff. Staff advised her concerns were noted and understood, and they would research past Council meeting minutes. She claimed these promises were made at a community meeting when the property was initially annexed. Ms. Chase was concerned about the irrigation pipe running underground in the area and current pressure issues with the line.

Mr. Herrera spoke about the need for irrigation ditches to be maintained. He also believed there should be a school site on the property, since there will be so many new people and the schools are already at capacity.

The item was closed to public comment.

Commissioners had discussions about land use and parking.

Commissioner Kiovsky made a motion to approve, with direction that staff take all public comments into account in later phases of development. Commissioner Weber seconded the motion.

Motion passed 5-0.

V. New Business - None

VI. Department Report Delivered by Kim Meyer

Staff is moving forward with comprehensive plan contract award at Council in January. Remember there is an open seat on the commission, please let folks know, we will re-advertise in 2020. The department anticipates hiring another planner in first quarter of 2020. Staff is working with our GIS consultants to finish up new aerials from the counties to be able to start producing some new town and zoning maps.

VII. Adjourn: Chair Montez adjourned the meeting at approximately 10:15 p.m.

Respectfully Submitted:


Kim Meyer, Secretary

Approved & Accepted:

Lila Montez, Chair

Welty Ridge
Revised Outline Development Plan
(Submitted 12/20/19)

Incorporating conditions of approval from the 12/11/19 PZC hearing

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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

PROJECT INTENT

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

LEGAL DESCRIPTION

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

GENERAL NOTES

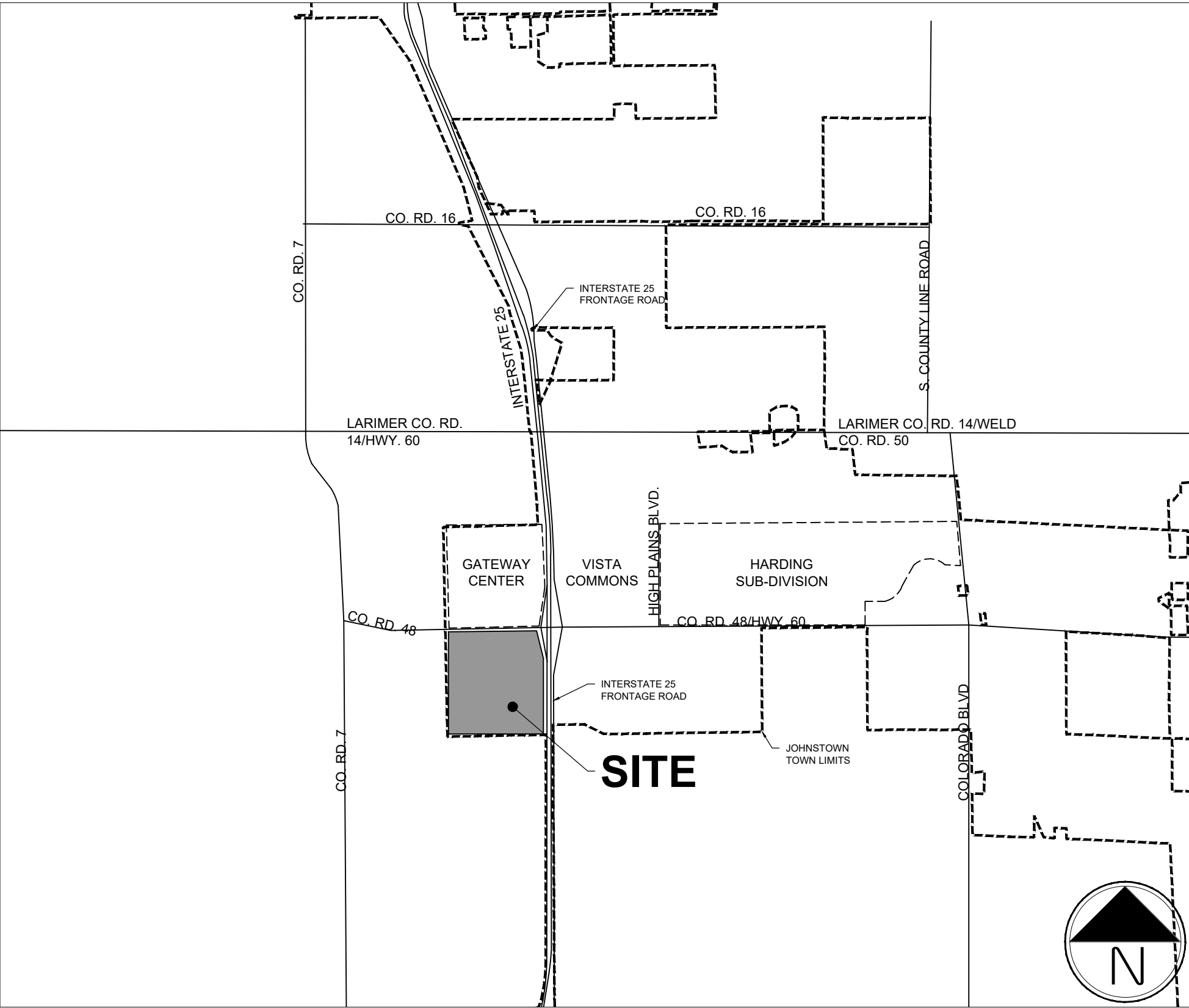
- A. COMMERCIAL, OFFICE OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT, MIXED HORIZONTALLY OR VERTICALLY.
- B. ALL UNPLATTED PROPERTY (PER THE FINAL PLAT SUBDIVISION PROCESS) WITHIN THIS PUD MAY REMAIN IN AGRICULTURAL USE UNTIL SUCH TIME AS DEVELOPMENT OF THAT AREA BEGINS.
- C. LANDSCAPING, SIGNAGE,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

DEVELOPMENT PHASING

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

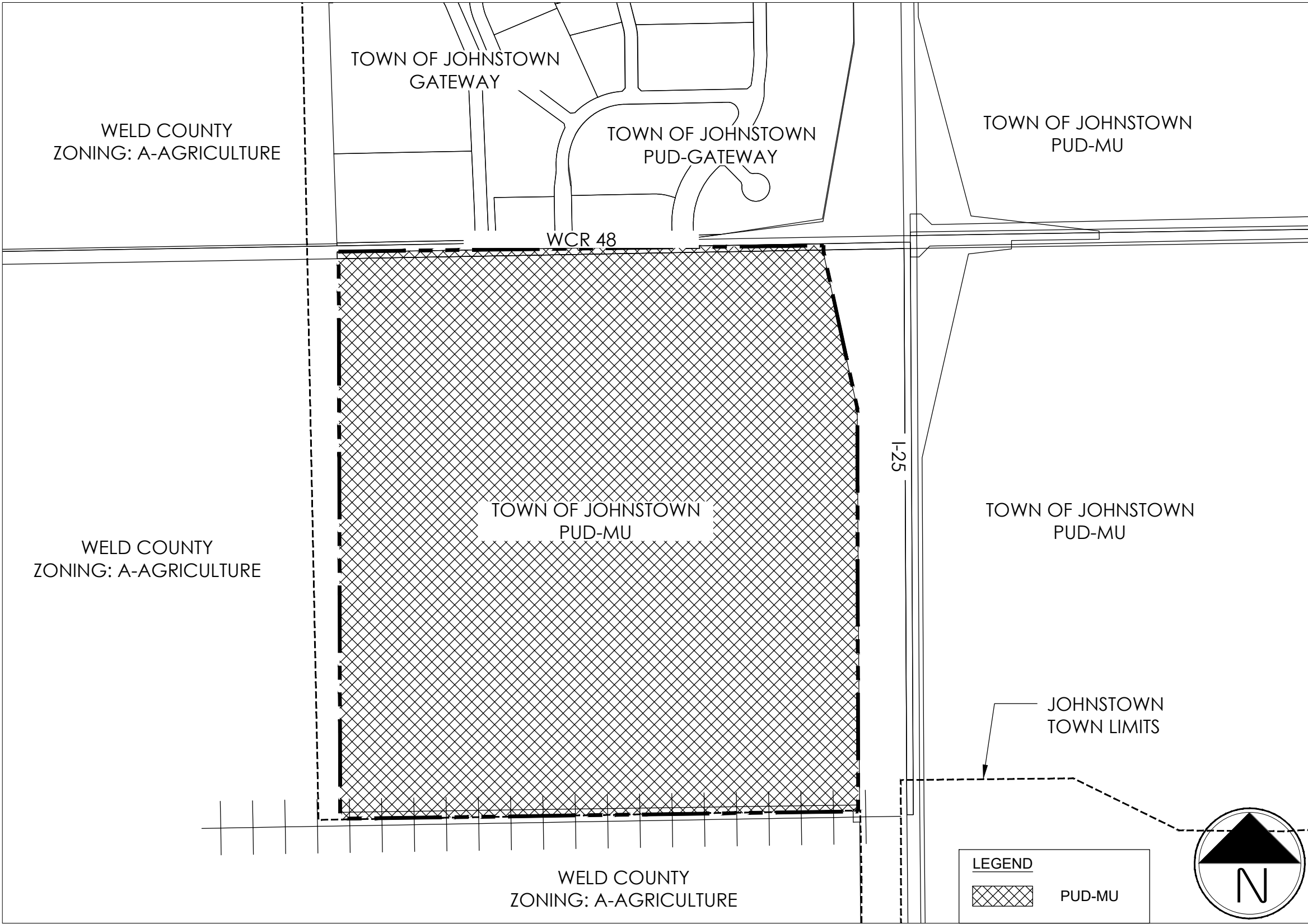
RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

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



VICINITY MAP

1"=3000'



EXISTING ZONING

1"=500'

APPROVALS

TOWN COUNCIL

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

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

SHEET INDEX

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

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WELTY RIDGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
COVER

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

SHEET
1 OF 12

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

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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

A. INTRODUCTION

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

B. DENSITY RANGES

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

C. MAXIMUM RESIDENTIAL UNITS PER AREA

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

D. RESIDENTIAL UNITS TRANFERS

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

E. PLANNING AREA BOUNDARIES

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

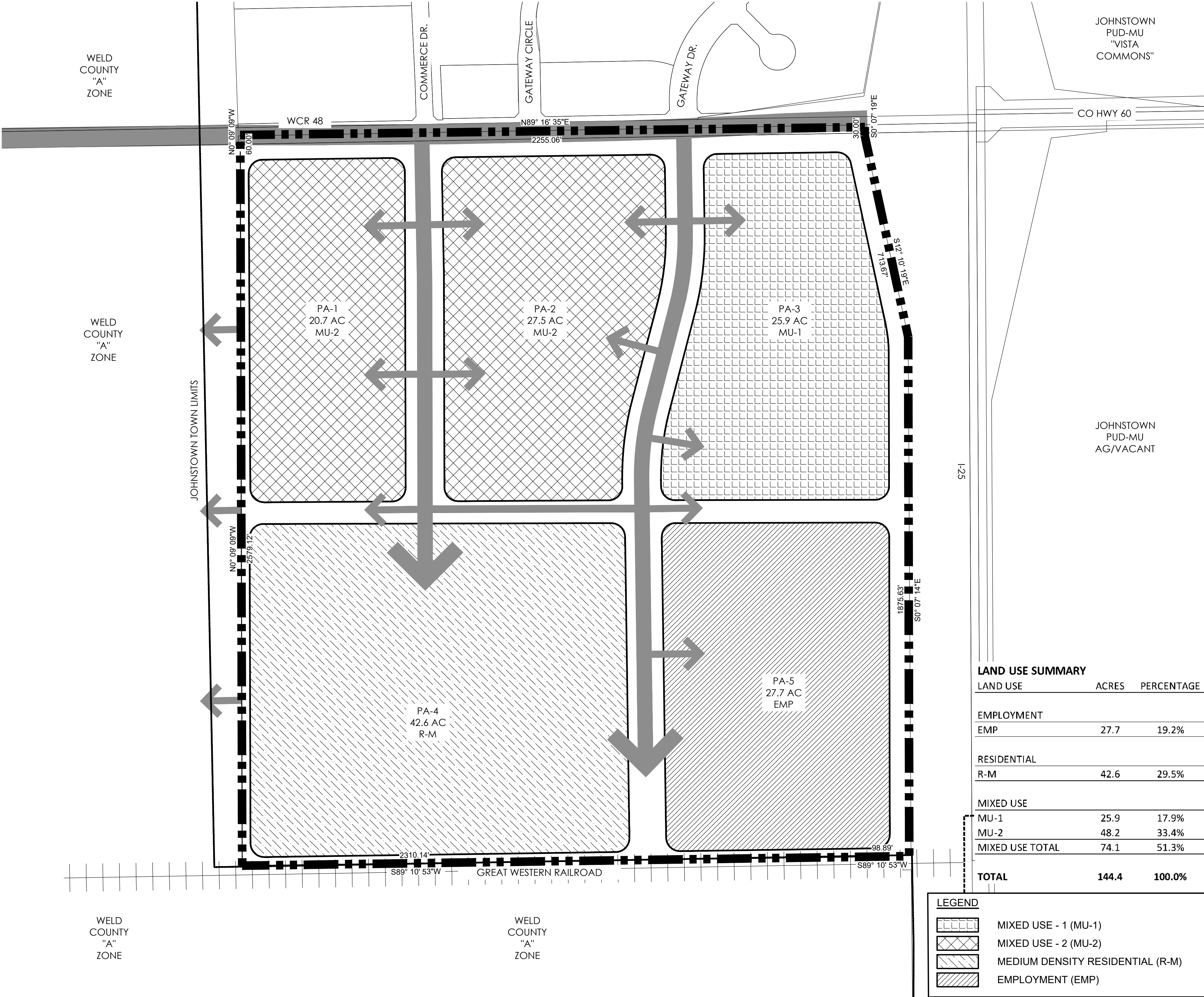
IF PLANNING AREA CHANGES ARE MADE, ALL STREET CLASSIFICATIONS (AS SHOWN ON SHEET 6) ARE SUBJECT TO CHANGE.

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

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

G. MAXIMUM OUTDOOR STORAGE

THE USE CATEGORIES OF OUTDOOR STORAGE; RV'S, TRAILER, CAMPER, AND LIMITED EQUIPMENT (U-HAUL TYPE BUSINESS) RENTALS; AND MOTOR VEHICLE DEALERS/SALES MAY NOT EXCEED 20% OF LAND AREA IN THE EMP AND MU-1 PLANNING AREAS, TO BE TRACKED BY THE DIRECTOR AND DEVELOPER. INCREASES OVER 20% ARE CONDITIONAL AND REQUIRE APPROVAL BY TOWN COUNCIL.

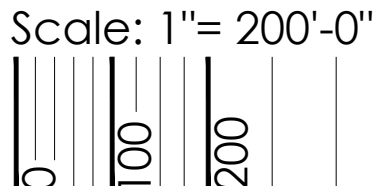


LAND USE SUMMARY		
LAND USE	ACRES	PERCENTAGE
EMPLOYMENT		
EMP	27.7	19.2%
RESIDENTIAL		
R-M	42.6	29.5%
MIXED USE		
MU-1	25.9	17.9%
MU-2	48.2	33.4%
MIXED USE TOTAL	74.1	51.3%
TOTAL	144.4	100.0%

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

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

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



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1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

WELTY RIDGE

JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN

LAND USE PLAN

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

SHEET 2 OF 12

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OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

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

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

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

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

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


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

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


LAND USE CLASSIFICATION	SPECIFIC USE TYPE				
COMMERCIAL USES		MU-1	MU-2	EMP	R-M
Recreation / Amusement Facilities	Permanent or Seasonal Amusement Parks	C	-	X	-
	Entertainment - Indoor	X	X	X	-
	Entertainment - Outdoor	X	X	X	-
	Movie theaters or Drive-in Theater	C	-	X	-
	Health clubs	X	X	X	-
	Parks and dog parks	X	X	X	X
	Public and Private Golf Courses and Related Facilities	X	X	X	X
	Outdoor Skateboard Parks	X	X	X	C
	Community / Neighborhood Recreation Center	X	X	X	X
	Small Theaters (Outdoor Performances)	X	X	X	X
Retail	Convenience store / grocery store (less than 5,000 sq. ft.) with or without gas	X	X	X	-
	Ground floor retail with office or residential on upper levels	X	X	-	-
	Retail	X	X	X	-
Repair Services (Not Including Vehicles)	Furniture or major household appliance or electronics repair	X	-	X	-
	Machinery, excluding truck trailers, heavy equipment, and farm machinery	-	-	X	-
Vehicle / Equipment Sales and Services	Vehicle rentals	X	-	X	-
	Auto Sales and Repair (equal to or less than 4 repair bays)	X	-	X	-
	Auto Sales and Repair (more than 4 repair bays)	C	-	X	-
	Car Wash	X	X	X	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals < 10 Acres	X	-	X	-
	RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals > 10 Acres	C	-	C	-
	Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)	-	-	X	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers) < 10 Acres	X	-	X	-
	Motor vehicle dealer / sales, new and used RV's, trailers, and campers) > 10 Acres	C	-	C	-
	Automotive service stations	X	X	X	-
Visitor Accommodations	Hotel or motel lodging establishments	X	X	X	-
	Overnight Campground with RV parking	X	-	X	-

DEFINITIONS:


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



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PLATTE
LAND & WATER, LLC



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CONSULTANTS

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3	3RD SUBMITTAL	11-15-19	JM

WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

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3 OF 12

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OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

LAND USE CLASSIFICATION	SPECIFIC USE TYPE				
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M
Auction House or Yard	Auction house (indoor)	X	-	X	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-
	Contractor's shop without outdoor storage	X	-	X	-
	Special Trade contractors without outdoor storage	X	-	X	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres****	X	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres****	C	-	C	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-
	Produce storage and warehousing	-	-	X	-
	Retail sales in conjunction with warehouse establishment	X		X	
	Warehousing without retail sales	-	-	X	-

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

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

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

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

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

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

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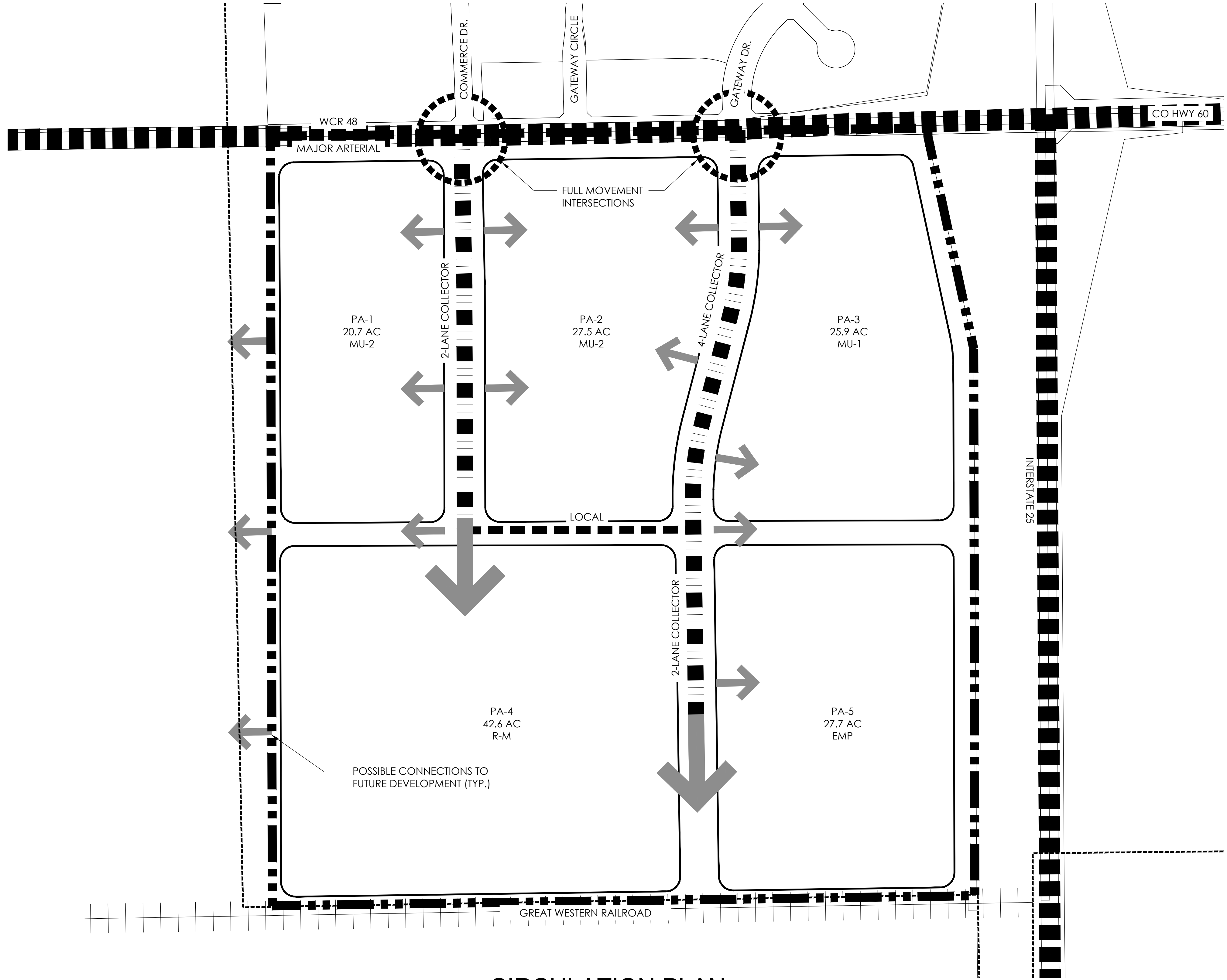
WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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

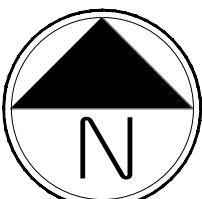
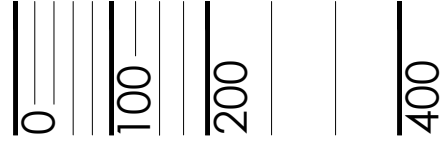


LEGEND

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

CIRCULATION PLAN

Scale: 1"= 200'-0"



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

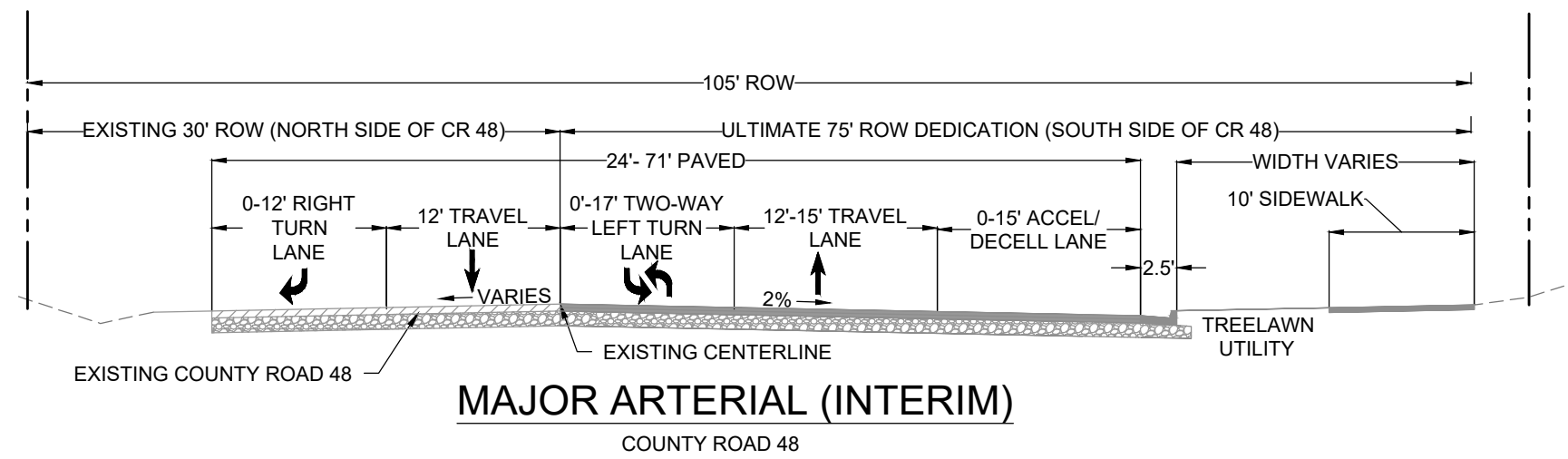
WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

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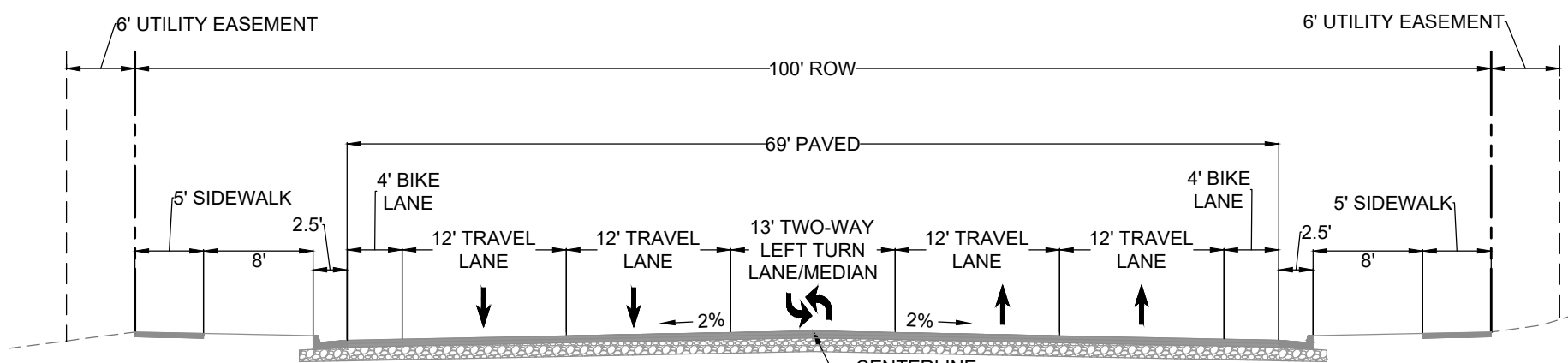


OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

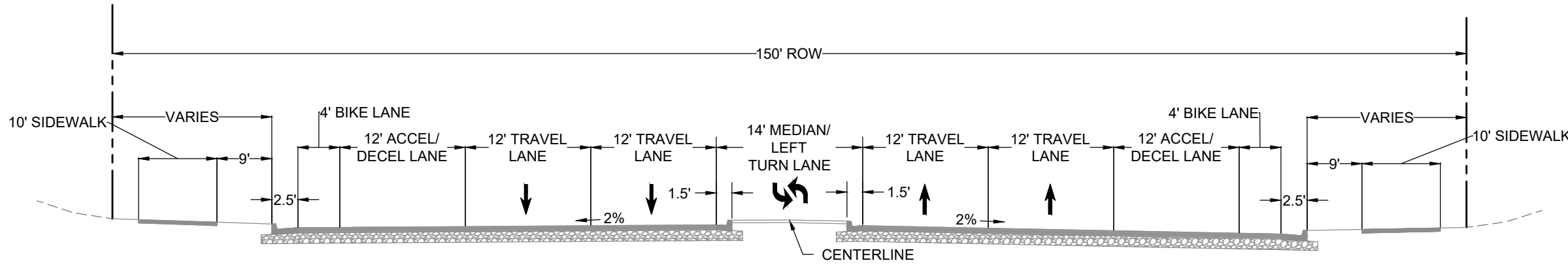
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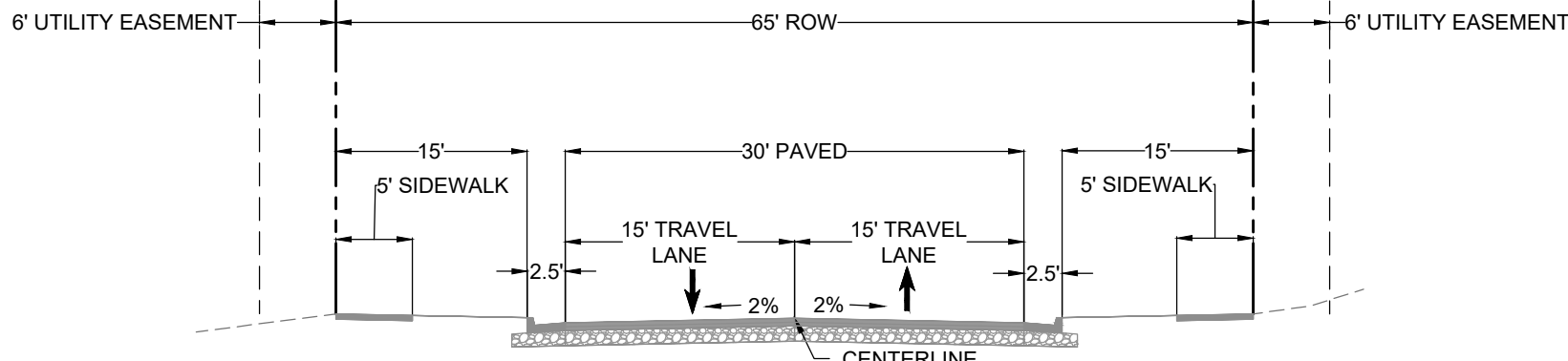
MAJOR ARTERIAL (INTERIM)
COUNTY ROAD 48



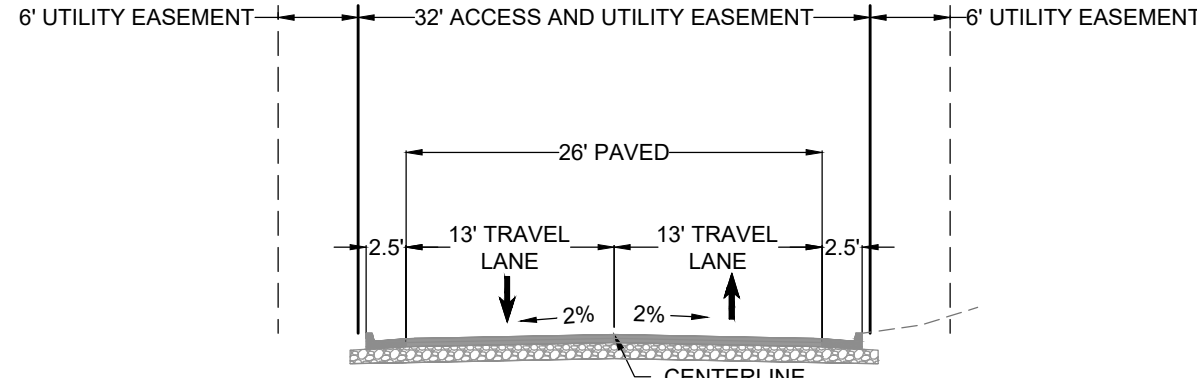
4 - LANE COLLECTOR



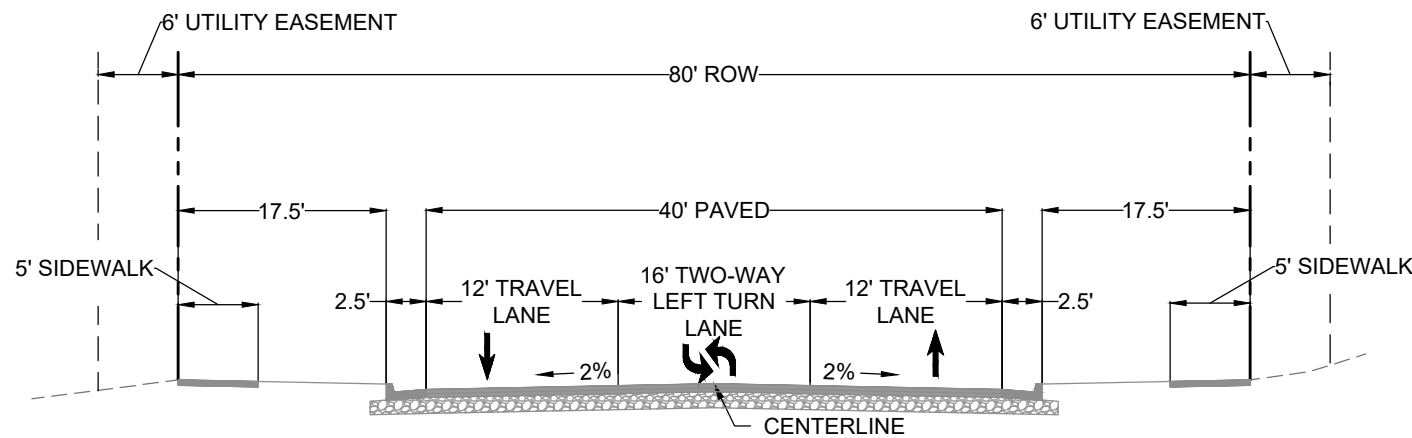
FUTURE MAJOR ARTERIAL (ULTIMATE)
COUNTY ROAD 48



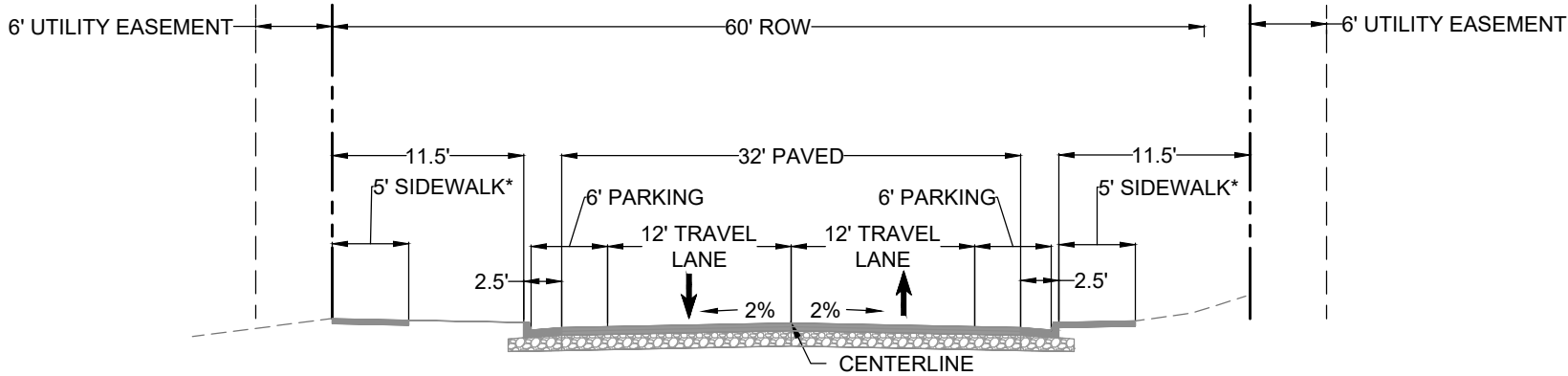
NON-RESIDENTIAL LOCAL STREET



PRIVATE ROAD



2-LANE COLLECTOR WITH FLUSH MEDIAN



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

CONCEPTUAL STREET SECTIONS



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WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CONCEPTUAL STREET SECTIONS

DESIGNED BY: JM
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OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

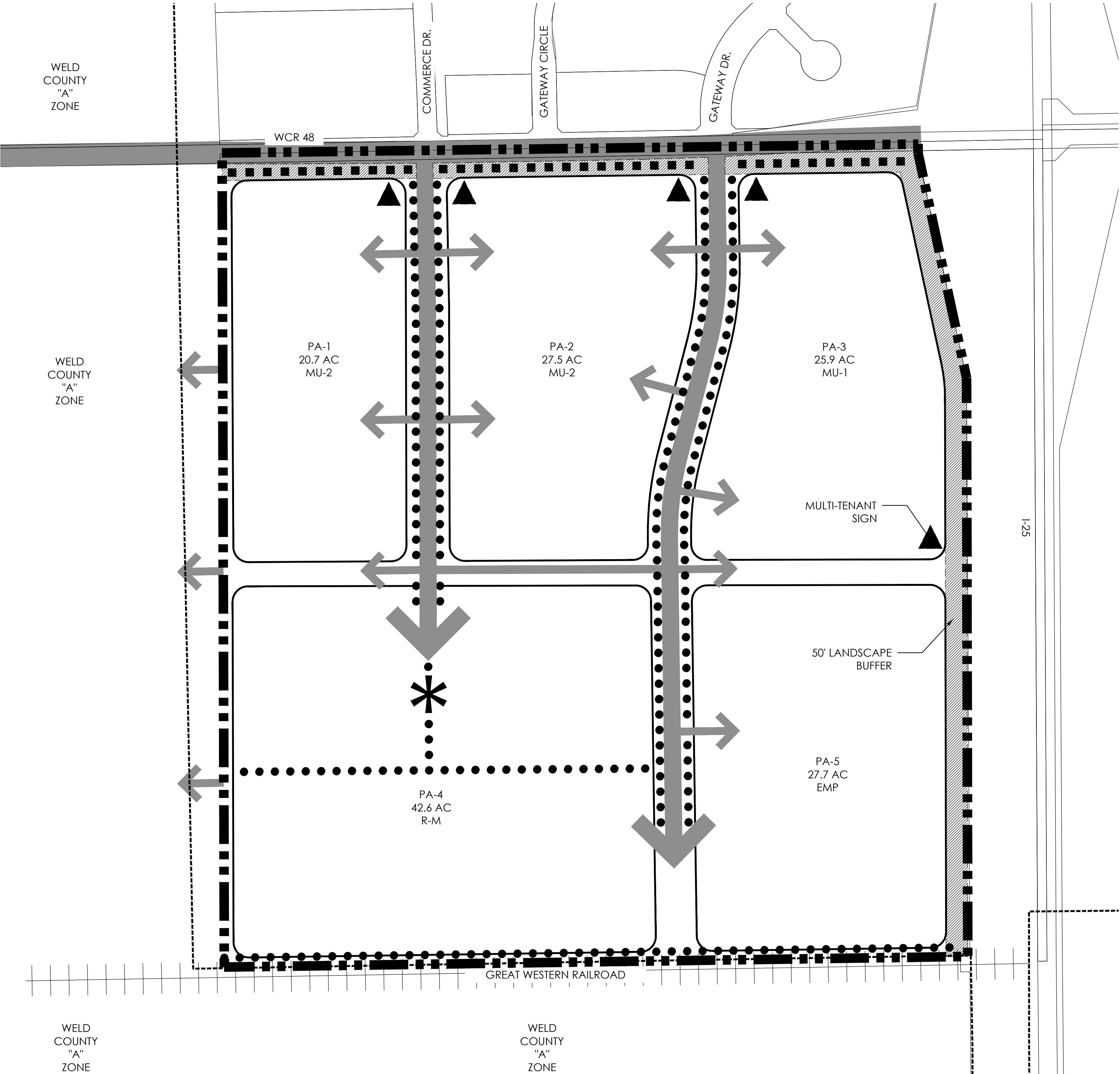
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

OPEN AREA

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

USABLE OPEN AREA

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



LEGEND

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

TRAILS & OPEN SPACE PLAN

Scale: 1"= 200'-0"

0 100 200 400

N

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PLATTE

LAND & WATER LLC

CORE

CONSULTANTS

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WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

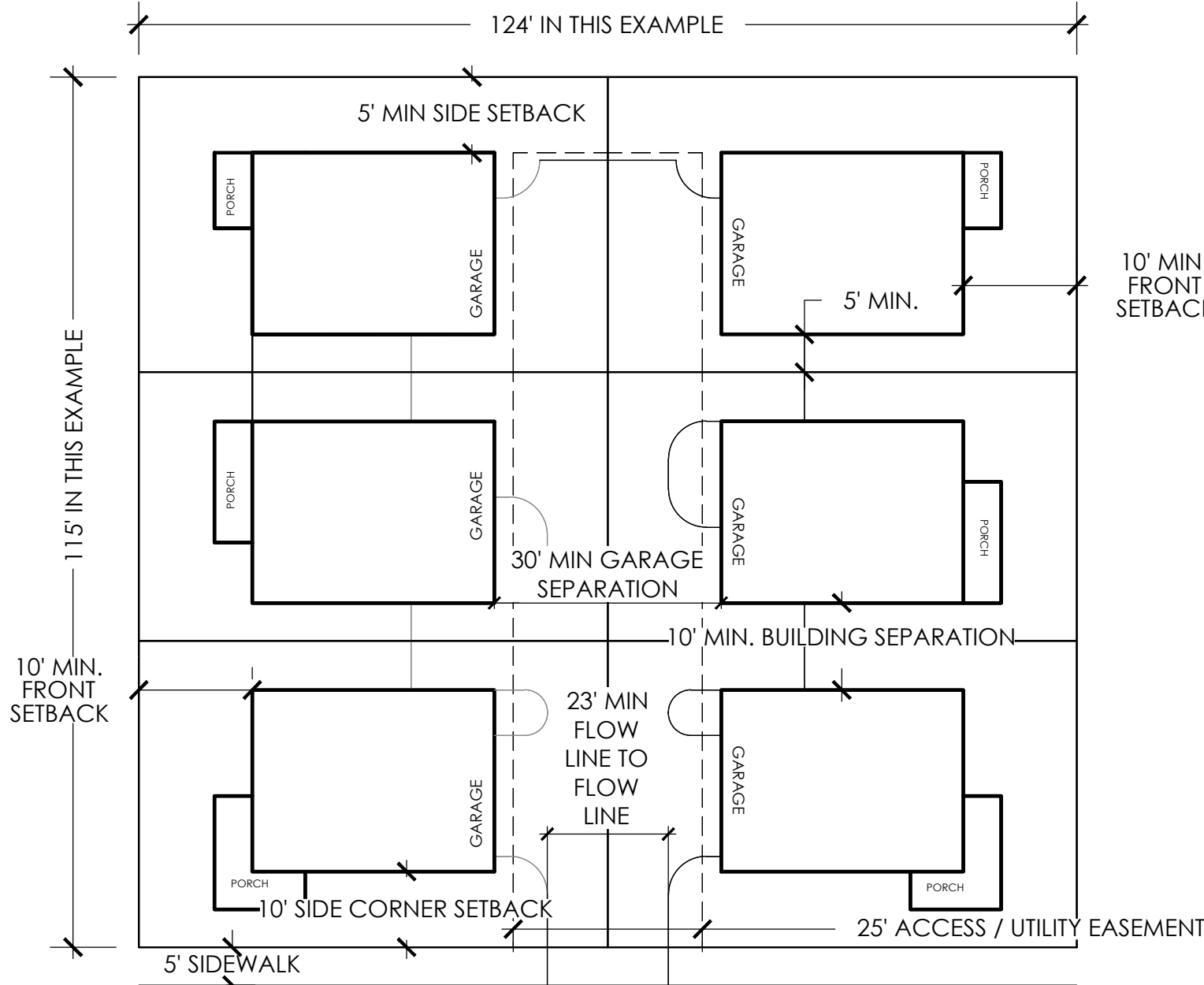
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7 OF 12

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

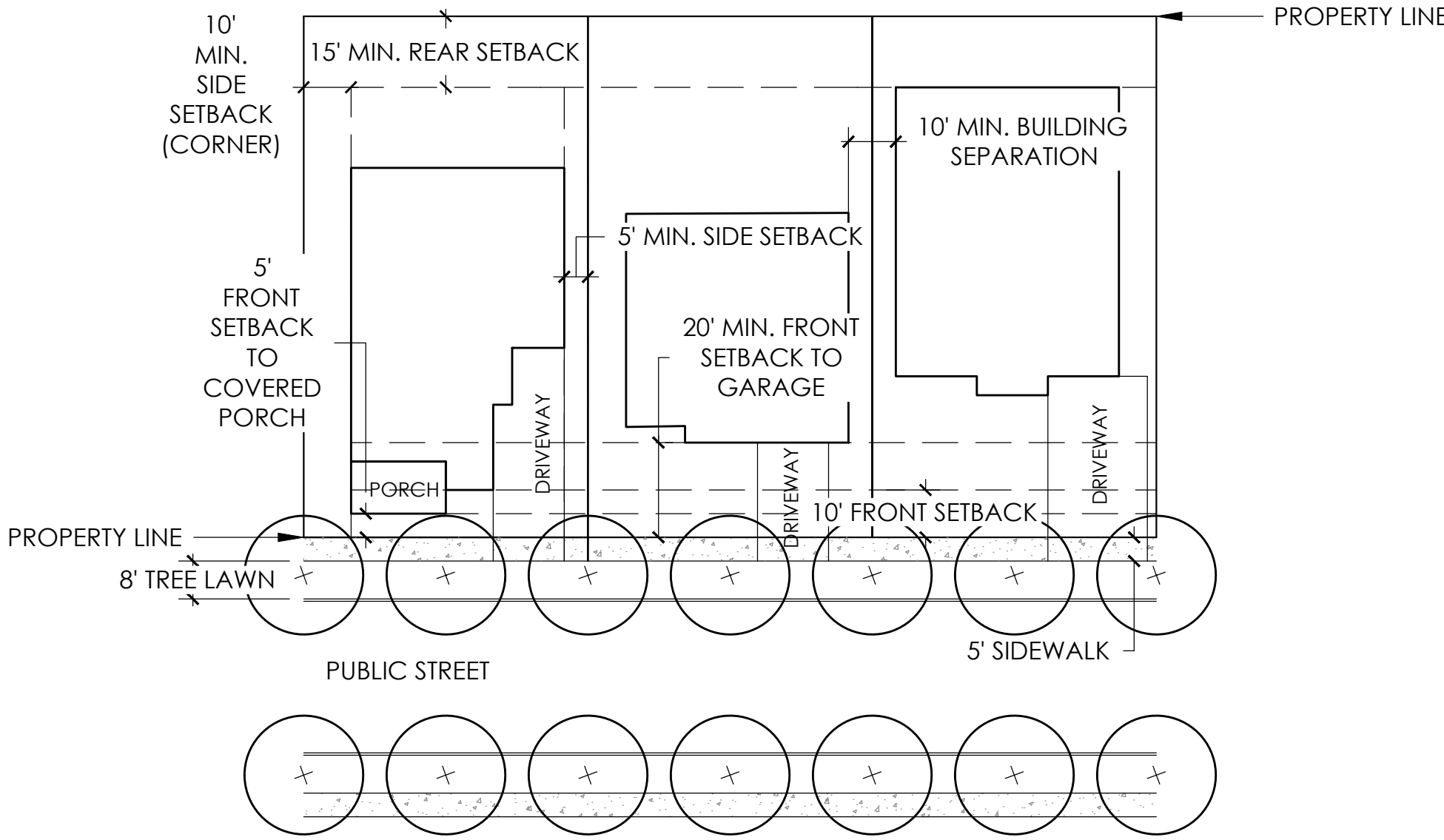
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DEVELOPMENT STANDARDS

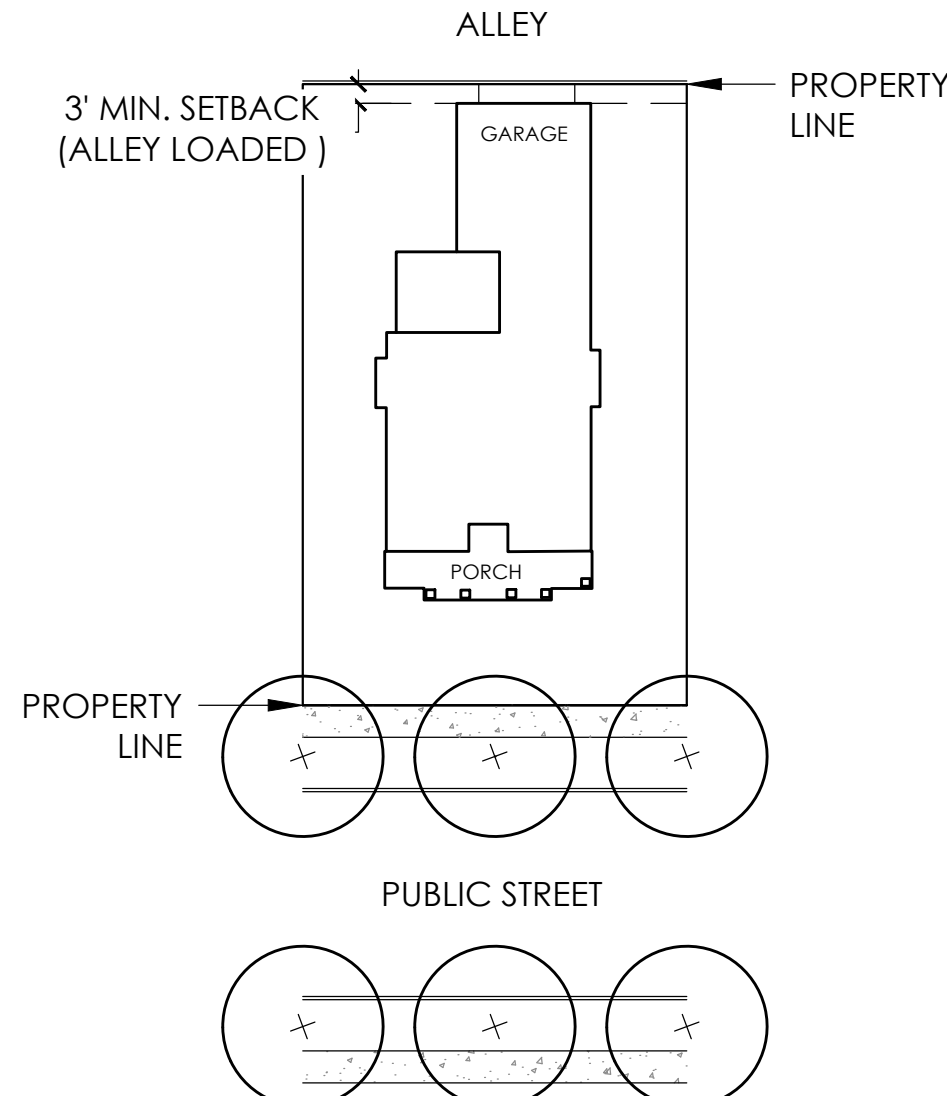
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT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



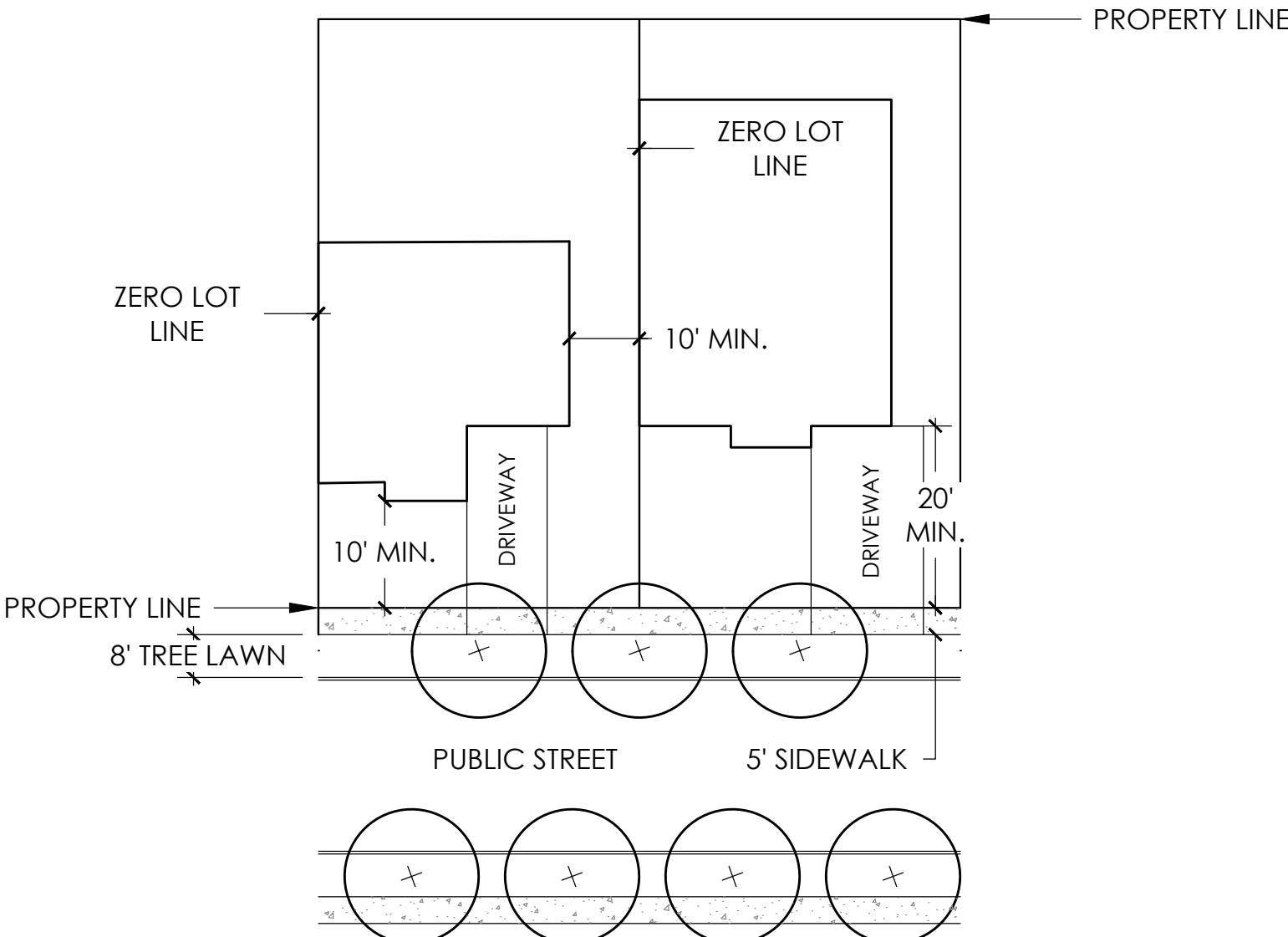
CLUSTER HOME EXAMPLE A - GREEN COURT



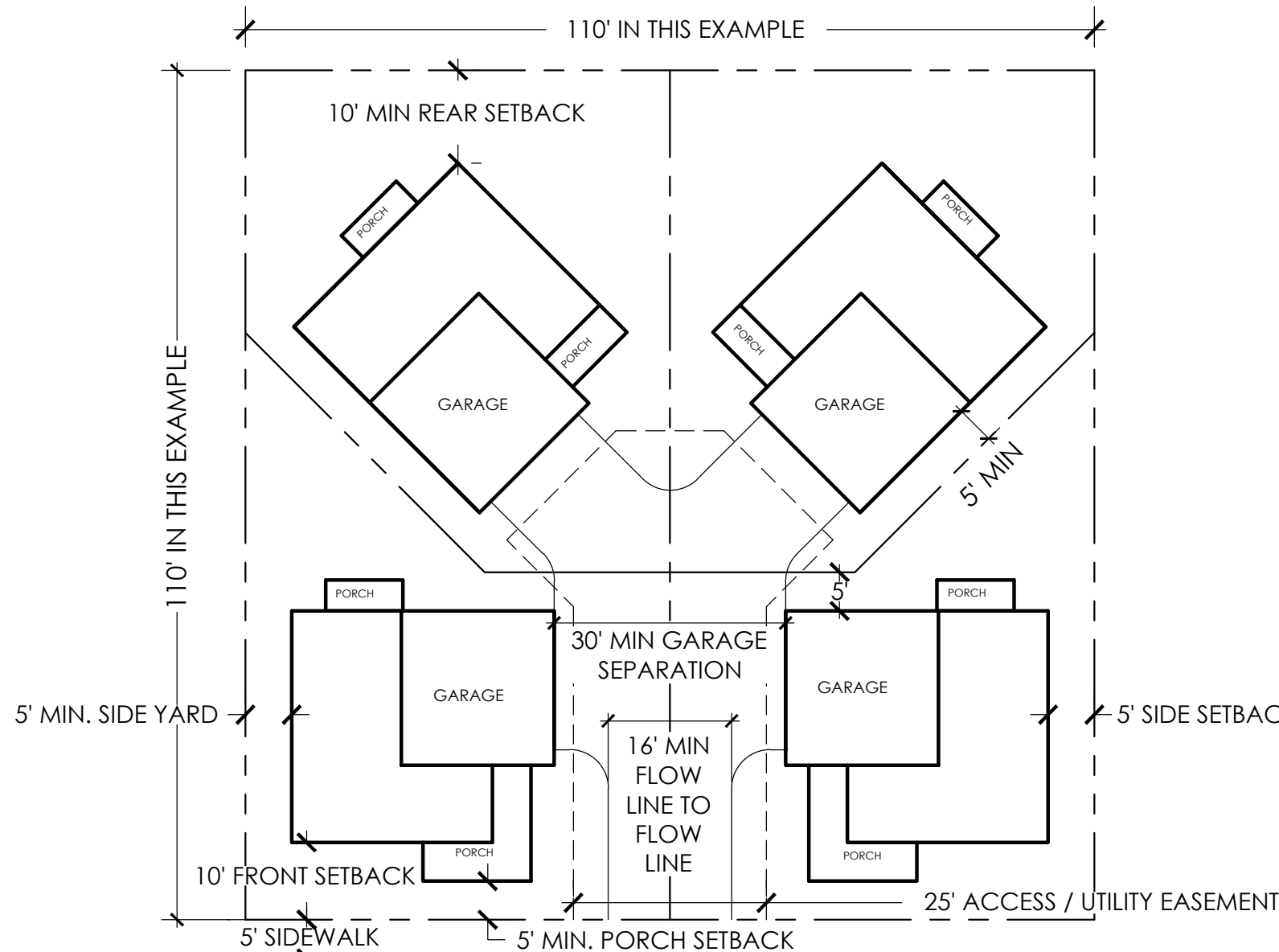
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



CLUSTER HOME EXAMPLE B - MOTOR COURT

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

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

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

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

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

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1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

12/20/2019 9:25 PM: P:\PI\PLATE LAND & WATER\GREAT PLAINS - WELTY\CAD\SUBMITTALS\WELTY_CDP\WELTY_CDP-DESIGN GUIDELINES.DWG

OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

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

3.1.3 FAÇADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FAÇADES

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

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

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

3.3.3 BUILDING ENTRANCES

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

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

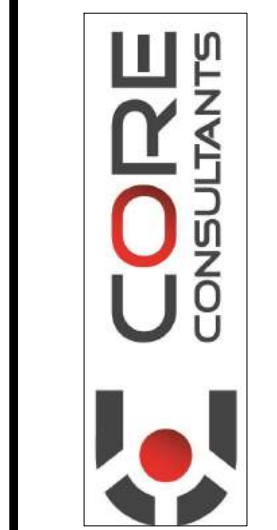
3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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



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1	1ST SUBMITTAL	07-23-19	JM
2	2ND SUBMITTAL	10-11-19	JM
3	3RD SUBMITTAL	11-15-19	JM

WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

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

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

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

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

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

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

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

4.1.5 FENCES

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

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

4.1.6 RETAINING WALLS

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



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

Welty Ridge Outline Development Plan

**As presented to Planning & Zoning Commission on
December 11, 2019**

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM: Welty Ridge PUD – Outline Development Plan (ODP)

DESCRIPTION: The Welty Ridge ODP provides a wide mix of uses in a master planned area, encompassing 144.4 acres. This ODP amends and supersedes the prior approved Veeman Annexation ODP.

LOCATION: South of WCR 48, West of I-25

APPLICANT: Platte Land & Water, LLC

STAFF: Kim Meyer, Planning & Development Director

HEARING DATE: December 11, 2019

OUTLINE DEVELOPMENT PLAN PROCESS

An Outline Development Plan (ODP) is the first step in defining the PUD (Planned Unit Development) zoning—as each is unique; future Preliminary and Final Development Plans follow with increasing levels of detail and site specificity.

As previously presented to the Planning & Zoning Commission and Town Council, Town Staff has updated the contents of an ODP to expand on the base requirements contained in the Municipal Code. This “pilot program” has been undertaken with informed participation of the Applicant. An ODP now requires a larger body of information and study, including early stage (“30%”) engineering reports (traffic, utilities, drainage, etc.), to ensure the feasibility of the land uses, intensity, and densities shown in the ODP. As the document that establishes basic development standards and land uses, similar to a zoning code, an ODP is adopted as an Ordinance by Town Council, to have the force of zoning requirements for that PUD, with the analysis, studies, and reports included as part of that case file as evidence, by reference.

EXECUTIVE SUMMARY

The Town of Johnstown is considering a request for an updated ODP for the 144.4-acre Welty Ridge PUD, which replaces the Veeman Annexation ODP. This site is planned for a mix of land uses, development intensity, and residential densities. The ODP defines specific “planning areas” and the land uses and densities for each area, as well as conceptual level utility, drainage, and transportation network planning to provide basic feasibility analysis for the land uses proposed.

ATTACHMENTS

- A. Vicinity Map
- B. Prior ODP
- C. Outline Development Plan Sheets
- D. Land Use Tables & Definitions (ODP Excerpt)
- E. Land Use Development Standards Matrices (ODP Excerpt)
- F. ODP Text (ODP Excerpt)

PROPERTY DATA

Location:	South of WCR 48, West of I-25
Property Size:	144.4 Acres
Current Zoning/Land Use(s):	PUD-MU currently undeveloped ag
Surrounding Zoning/Land Uses:	
North:	Gateway Area (retail, light industrial)
South:	Railroad, undeveloped ag Weld Co.
East:	I-25, pending Kerr-McGee Well site, undeveloped ag
West:	Weld Co undeveloped ag land

BACKGROUND

Veeman Annexation (144 acres) *See Attachment B.*

- Annexed into Johnstown in March of 2008, with Zoning Ordinance to PUD-MU
- Annexation agreement specifies uses are Commercial, Light Industrial and Multifamily, no light industrial along the I-25 frontage – *NOTE: Any action on this ODP will be fully contingent upon resolution of the conflicts between the annexation agreement and the proposed ODP.*

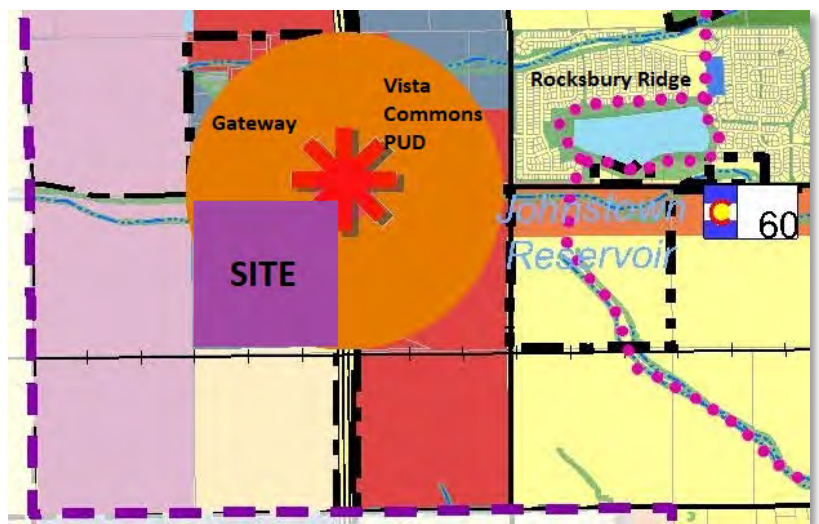
COMPREHENSIVE PLAN REVIEW & ANALYSIS

Land Use Framework Plan

The exhibit below shows a snippet from the Comprehensive Plan for the Welty Ridge ODP area, which includes:

- Employment
- Activity Center at I-25, envisioning larger scale retail, employment, industrial uses

The proposed ODP does include a mix of residential uses as well as commercial, industrial, and employment uses. Staff believes the more “complete” neighborhood created by providing a balanced mix of uses is favorable and supportable by the written goals of the comprehensive plan. Additionally, with numerous other projects planned in Johnstown, designating a full 144 acres for commercial and employment uses only could conceivably push the absorption time for that land out to the point where development and the necessary financing may become infeasible.



Staff believes the proposed Welty Ridge ODP satisfies or otherwise helps to further the following goals, as excerpted from the comprehensive plan:

Community Form (CF)

Goal CF 1. New development achieves the community's goals and is consistent with the Town's vision.

Contiguous, compact pattern. Promote the efficient use of land and other resources by encouraging an orderly, contiguous pattern of compact urban development and minimizing single-use or low-density, dispersed development.

Extension of public services and facilities. Direct community growth in a manner that will provide for the efficient and effective extension of public services and facilities.

Provision of infrastructure. All new development is expected to install paved streets, curbs, gutters and sidewalks, storm sewer lines, sanitary sewer lines, required water lines, and all other required services according to Town standards; and include participation in the oversizing of facilities where necessary.

Fair share of the cost of growth. Maintain current impact fees and dedication requirements which help the Town collect adequate funds for improvements such as water or sewer line oversizing, arterial streets, parks, etc.

Goal CC 1 (Centers) Walkable, mixed-use economic centers.

Hierarchy of mixed-use centers. Create a hierarchy of mixed-use Gateway and Village Centers. Recognize that Gateway Centers along the I-25 corridor and the Downtown are the largest scale commercial areas.

Center size. Encourage centers to have sufficient critical mass and a range of goods and services. Avoid small, fragmented strip- type commercial.

Market-driven centers. Encourage mixed-use centers that will allow for the market-driven development of a wide array of retail, commercial, employment and residential land uses, and that will encourage a synergy between land uses.

Center location. Locate centers where existing economic activity, infrastructure, and regional transportation systems can be maximized.

Residential activity in centers. Surround centers with moderate to high density neighborhoods within a walkable distance (typically ½ mile).

Employment. Centers in combination with Districts and Downtown should form a network of employment opportunities linked by the Town's transportation system.

Districts (DD) – Employment Districts (Employment, Commercial and Commercial-Mixed-Use) are focused on major transportation corridors that shape the location of major concentrations of retail, office and industrial uses. Districts provide regional, highway and auto serving commercial, office, and light-industrial uses that are dependent upon high traffic counts and volume. The flexible nature of a district allows the accommodation of manufacturing and light industry along with major big-box retailers. Siting requirements for industry should include parcel size, topography, access to rail and transportation, proximity to other like uses, land use compatibility and other infrastructure requirements. Districts should be focused along major highways, including I-25 and U.S. 34 and should have adequate utility and infrastructure system capacities.

Goal DD 1 (Districts) A diversified economic base with employment opportunities available to the region.

District mix. Establish districts that include a combination of employment, commercial and commercial-mixed-use areas that diversify the Town's economic base.

District location. Locate district land uses in locations that capitalize on the market, transportation corridors (I-25 and U.S. 34), and the provision of utilities.

Residential opportunities. Where appropriate, consider opportunities for residential and residential mixed-use areas near Gateway and Village Centers.

Primary jobs. Increase the number of primary jobs within Johnstown by creating an adequate supply of fully-served, entitled parcels for future commercial and light industrial development.

Neighborhoods (NH):

Goal NH 1: *A diversity of housing types to support the housing needs of a diverse population.*

Location and proximity. The appropriate type of new neighborhoods will be determined by their proximity to retail centers, employment and commercial areas, educational facilities, and open spaces, in addition to their effects on existing infrastructure and traffic.

Housing diversity distribution. Encourage builders and developers to use their ingenuity to combine a variety of housing types at a compatible scale and character within the same attractive neighborhood. As the acreage of the residential project increases, the number of housing types within it will also increase.

Goal NH 2: *A fabric of complete mixed-use neighborhoods that provide a full range of local services.*

Full range of services. New residential development will be focused into a series of mixed-use neighborhoods that are in close proximity to a full range of complementary, local-serving commercial, civic, and recreational uses.

JOHNSTOWN MUNICIPAL CODE (JMC) REVIEW CRITERIA (§16-303)

The code states that PUDs are to “provide a more flexible approach to the physical development” of land, allowing for more creative solutions and design. At the general planning ODP level, the review criteria outlined in the JMC are not applicable at the level of detail provided – this will be further reviewed at Preliminary and Final Development Plan stages. The ODP lays the foundation and creates opportunity for creative and unique land development solutions through a big picture overview of development possibilities with the development and architectural standards. In this regard, the ODP is in substantial compliance with the municipal code.

PROJECT DESCRIPTION & STAFF ANALYSIS

The Applicant submitted an Outline Development Plan as well as a full complement of supplementary submittal documents and reports including engineering studies and plans, a master traffic impact study, and a geotech study. These documents were reviewed multiple times by the Town’s ancillary reviewers, including the fire district, traffic engineer and civil engineer, until each reviewer was satisfied with the state of the plan and documents at this conceptual planning stage. *See Attachments C & D for the ODP and enlarged Land Use Tables.*

Land Use

The proposed planning areas and land uses within this ODP are generally in keeping with the purpose of the PUD-MU zoning district. As mentioned under Background section, in researching historical data for this report it was discovered that there is a current conflict with the Veeman Annexation Agreement which specifies only commercial, light industrial, and multifamily uses on this property, as well as requiring no light industrial be located along the I-25 frontage. These issues are being discussed and negotiated with the applicant. Staff believes an amended annexation agreement will be required prior to Town Council approving this annexation. A condition of approval to this effect has been added to Staff Recommended Findings and Motion.

The ODP, due to its size and location, offers a wide range of permitted land uses, covering the gamut from recreational, to a variety of residential products and options, to commercial and industrial uses, with designated permitted uses and conditional uses for each planning area. The Land Use Tables written into the ODP clarify these general classifications of uses.

MIXED USE 1 (MU-1): PREDOMINANTLY A LARGE COMMERCIAL/LIGHT INDUSTRIAL FOCUS. THIS ZONE ALLOWS FOR LIGHT INDUSTRIAL AND WAREHOUSING USES ALONG WITH COMMERCIAL AND MULTI-FAMILY USES.
MIXED USE 2 (MU-2): PREDOMINANTLY A NEIGHBORHOOD COMMERCIAL / RESIDENTIAL FOCUS. THIS ZONE PRIMARILY ALLOWS FOR COMMERCIAL USES ALONG WITH HIGH DENSITY RESIDENTIAL.
EMPLOYMENT (EMP): THE INTENT IS TO PROVIDE AREAS THAT WILL SERVE AS AN EMPLOYMENT CENTER OR OFFICE PARK THAT CAN ACCOMMODATE BUT NOT LIMITED TO CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX, RETAIL, COMMERCIAL, WAREHOUSE AND DISTRIBUTION.
MEDIUM DENSITY RESIDENTIAL (R-M): THE INTENT IS TO ALLOW FOR SINGLE FAMILY DETACHED HOMES AND SINGLE FAMILY ATTACHED HOMES.

The ODP identifies five “Planning Areas” and indicates acreage and type of land use proposed for each. Below is the Land Use Summary from the ODP indicating the total area encompassed by each:

R-M is largely intended for the creation of single-family attached and detached neighborhoods, with nearly a third of the land acreage devoted to this use. Densities are proposed at 3-6 DU/acre.

MU-1 is located at the northeast corner of the site, adjacent to the I-25 interchange. MU-1 is intended for larger commercial and light industrial uses, and encourages a mix of higher intensity uses, including multi-family.

MU-2 planning areas make up just over 33% of the land area, and are situated along the northern half, adjacent to WCR 48. MU-2 permits high-density residential integrated with more neighborhood-scale commercial uses that provide goods and services to neighborhoods. With this proximity to the interchange, it is likely commercial may also serve I-25 travelers.

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

Employment is located in the southeast portion of the site, adjacent to I-25, providing 27.7 acres for uses such as office parks, light industrial, commercial, warehouse and distribution uses. These areas are more focused on visibility and access to the I-25 corridor.

Overall Density & Maximums.

Residential Maximum Units	850 units
Commercial/Industrial Maximum SF	700,000 SF
Density Transfer (between Planning Areas)	Permitted with Director’s approval. Not to exceed total of 130% of max units or SF for the Receiving Planning Area

Planning Areas.

This ODP table provides more specific densities and “maximums” for each Planning Area.

At no time may the cumulative numbers of Units and SF listed above be exceeded, without an amendment to the ODP.

Planning Area	Land Use	Acreage	Commercial Max SF	Residential: Min DU/Ac	Max DU/Ac	Max Units
1	MU-2	20.7	270,508	3	15	311
2	MU-2	27.5	359,370	3	15	413
3	MU-1	25.9	338,461			
4	R-M	42.6		3	6	256
5	EMP	27.7	361,984			

Uses: Outdoor Storage, RV/Boat/U-Haul Rentals, Motor Vehicle Sales.

One significant area of concern for Staff has been the potential for large areas of outdoor storage and rental/sales displays. The visibility of the EMP and MU-1 areas (which permit these uses) from the interstate, and the combined area of nearly 53.6 acres, 37.1% of the project area, are cause for concern. The potential for an excess of land at this highly-visible “gateway” being devoted to these uses may undermine the Town’s interests in promoting and preserving high-quality commercial, employment, and mixed-use areas. While communities rely heavily upon market forces to ensure a mix and distribution of uses, these are sought-after uses in Northern Colorado due to current “Colorado” lifestyles, a strong local economy, and current success in the construction and oil and gas industries. The Town wants to ensure these uses do not adversely overshadow or impact the long-term viability of this area for future employers, retailers, and other commercial opportunities.

Outdoor storage, in particular, is a land use that tends to “deaden” a neighborhood and streetscape with no foot traffic; little customer traffic; few jobs provided; and long typically-monotonous screening walls and fences dominating the streetscape. The outdoor displays associated with dealerships and equipment rental businesses can also be excessive and appear visually-cluttered. The ODP does include language that requires outdoor storage be “concealed from view” of residences and public rights-of-way, to the side and rear of associated primary buildings, and screened to full height.

For primary outdoor storage uses, Staff would like to see these sites located more mid-block or otherwise offset from prime streetscapes via functional setbacks from arterials and the highway, setbacks from residential areas, and/or limits on individual and cumulative acreages devoted to this use. Presently uses with outdoor storage are generally permitted only in Industrial or Gateway zoning, and typically as an accessory use.

For perspective as to size and scale, Staff did an informal survey of highway-adjacent development along I-25 to better understand the acreage and impact of various existing Northern Colorado developments on the look and “feel” along a highway corridor.

- Johnstown area:
 - Lazydays RV sales – 28 ac., clearly a large development, visually overwhelming and cluttered
 - “Boatel” on Marketplace (now Exodus Moving) – 6.2 ac, not as overwhelming visually, much storage is interior, outdoor storage areas feel crowded and cluttered
- Crossroads Blvd area:
 - Thunder Mountain Harley Davidson – 7.5 ac., feels like an appropriate highway scale, might be too much along an arterial, all display is interior – just customer parking outside
 - Various car dealerships – 6 to 9 acres each, full lots, easy to see vehicles, with the concentration of dealerships in one area Staff found it helpful that each dealership is individualized and somewhat visually separated with architecture, landscaping, site lighting.
- Timnath area:
 - Costco site (exclusive of pads) – 12 ac, tall building helps with scale of surface parking, no outdoor storage or display to compare
 - Walmart (exclusive of pads) – 22 ac, big lot, too much parking, visually overwhelming – the use gets lost in the expanse of asphalt, no outdoor storage or display to compare

Given this variety of comparison sites and Staff’s informal analysis above, Staff feels that the best option along our I-25 frontages in general, may be to limit permitted site sizes for any sales/rental display. The ODP does provide a conditional use grant provision for Outdoor Storage of Vehicles over 5 acres, in MU-1 areas – Staff recommends extending this to all outdoor storage over 5 acres. Additionally, as the ODP has the developer(s) and Staff tracking development maximums (units/SF) as well as any density transfers, similarly there could be a tracking system for the maximum acreage devoted to sales lots and outdoor storage uses – not to exceed 20% in

each use area (EMP and MU-1) which would provide a cumulative 10.72 acres, of the 53.6 acres in those planning areas. That seems to allow for a reasonable accommodation of that use, without the risk of these uses dominating the area.

The applicant is aware of this concern and is open to working with Staff to refine the ODP language to address, limit, and mitigate the potential visual and community impacts of these types of uses within these areas. Staff will continue to work with the applicant on this issue to arrive at a workable and agreeable solution, prior to Town Council hearings on this project. The goal of that negotiation will be to provide reasonable accommodation of the uses, as well as protect Town interests in creating a vibrant, resilient, and attractive community. Resolution of this issue prior to Town Council hearings is a recommended condition of approval.

Development Standards

The ODP lays out specific development standards for certain elements of each land use and planning area. On subjects or elements where the ODP does not address the issue, Johnstown's current codes, regulations, guidelines, and specifications would prevail.

To encourage a diversity of housing types and a mix of uses, the ODP provides a range of options for residential lot configurations from alley-loaded garages to zero-lot-line layouts. Reference the Land Use Development Standards Matrices and typical lot layouts on Sheet 10 of the ODP (*See Attachment E for enlargements of those tables*) for the different options by planning area and land use type for setbacks, height, lot sizes and non-residential lot coverage.

- **Architectural Standards.** As specific uses and users are not yet known, the Architectural Standards in the ODP are fairly minimal. Where the ODP does not address a given element of design requirements, Johnstown Municipal Code and/or Design Guidelines would prevail.
 - Residential architectural standards include:
 - SFD & SFA: Incorporating three distinct architectural features to create unique facades from other housing models: mass, form, roof design, fenestrations, materials, garage location/proportion, porch location/proportion.
 - SFD & SFA: Housing model variation along a streetscape
 - MF: Use of similar exterior materials on all facades
 - MF: Walls >50' require some feature to avoid monotony
 - MF: Building entry definition using various features
 - Non-residential architectural standards include:
 - Employing some "similar" feature – to other buildings, once something is built – on 40% of all facades.
 - Wall articulation options applied at least every 50'
 - Building entry features
- **Landscaped** areas throughout are encouraged to utilize native, drought-tolerant plant materials. **Streetscape** is discussed as including drought-tolerant turf, xeric plants, and native seed areas. This is a departure from the typical sodded, water-thirsty tree lawns; however, given the climate of Northern Colorado and the value of our water resources, Staff has encouraged the Developer to consider more xeric landscapes to lower water demand; believing this shift will best serve the neighborhood and the community over time.
- **Buffer from Arterials.** A minimum 20' landscape buffer would be required along WCR 48 – with an average width of 30' to allow varying setbacks for structures and the option for a more natural, meandering buffer area. One area that has not been addressed is the "Streetscape" along I-25, where Staff believes a

50-foot landscaped buffer along this corridor begins to set a meaningful precedent for development along I-25.

- **Signage.** A detailed signage program has not yet been designed and reviewed. An example of a multi-tenant sign concept is presented in the ODP. Staff expects to see more detailed plans come in with Preliminary & Final Development Plans for the specific planning areas.

Transportation/Traffic

The transportation network proposed is centered on two new collector roads entering the site from WCR 48, leading to future local internal streets. Appropriate connectivity will be achieved internally as future development plans are proposed and reviewed. At least one street connection to adjacent parcels to the west is planned. No road connection to the south is planned due to the location of the existing railroad tracks.

Several street cross sections are illustrated in the ODP, and final design will be subject to approval by Town Engineer. Most of the sections shown do meet current Town standards and specifications. Those modified local street and private drive cross-sections will be considered more fully with future development plans. The Town is willing to review and consider these modifications dependent upon the intended use and purpose of the roadway.

Utilities

The ODP Utility Plan is based on “30%” plans and reports provided to date, to ensure feasibility only. Water and wastewater services will be provided by the Town, as water and sewer service agreements are executed and raw water is dedicated with each future site specific development plan or final plat.

Water is available to the site via a 10" water main in WCR 48 and 8" main in Gateway Drive, currently serving the Gateway development to the north. An existing 8" sanitary sewer main is also located in Gateway Drive. The site will be served by the Central Wastewater Treatment Plant. Limited sewer capacity is available to serve some amount of immediate development demand, while the majority of future development of the Welty Ridge PUD must be timed appropriately to be served by a future sanitary sewer interceptor intended to fully serve the demand in this area. The ultimate sanitary sewer lines will connect to a planned interceptor at the south corner of the site.

Stormwater Management / Floodplain

This site is not located in the 100 or 500-year designated floodplain. Although planning is at a very preliminary level, the Applicant’s drainage report indicated that twelve regional detention ponds are anticipated throughout the area to manage developed runoff and provide full spectrum detention. Historic drainage patterns will be maintained.

Oil and Gas

An existing gas pipeline runs east-west through the center of the site from the west, to a set of wells that has been Plugged & Abandoned (COGCC website). Staff believes these facilities will not impact development of this site.

Summary

The ODP amendment requested is in keeping with and furthers the Comprehensive Plan goals and Land Use Framework Plan, as well as the Transportation Master Plan. Staff believes this amendment is compatible with the initial intent of the annexation and original Outline Development Plans of the three annexations – providing a mix of uses at densities and intensities that are appropriate for the emerging transportation and infrastructure network. Review of future Preliminary and Final Development Plans for the area will require conformance with this ODP, and Staff will be looking for high-quality development, architecture, and signage, especially along the major transportation corridors. With current codes and processes, the Planning & Zoning Commission and Town Council will have the opportunity to review and consider all future Preliminary and Final Plats and Development Plans.

COMMUNITY / NEIGHBORHOOD RESPONSE

This public hearing was posted in the Johnstown Breeze. Staff mailed public notice to all property owners within 500 feet of the boundaries of the PUD. No neighborhood meeting was required. No inquiries were received.

RECOMMENDED PLANNING COMMISSION FINDINGS AND MOTIONS

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Welty Ridge Outline Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of the Welty Ridge Outline Development Plan, with the following conditions:

1. The land use conflicts between the proposed ODP document and the Veeman Annexation Agreement must be resolved. If an amended annexation agreement is required and amenable to the Council, an approved and executed agreement must occur prior to final approvals by the Town. If significant modifications to land uses or development standards, as determined by the Director of Planning & Development, are required in the ODP to accommodate the agreement, or amended agreement, the revised ODP will be presented to the Planning & Zoning Commission for a final review.
2. The Applicant must work with Staff, prior to a Town Council hearing, to develop revised ODP wording to ensure appropriate development of any outdoor storage, display, and sales areas, to address the following specific concerns:
 - a. The use categories of Outdoor storage; RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals; and Motor vehicle dealers/ sales may not exceed 20% of land area in the EMP and MU-1 planning areas, to be tracked by the Director and Developer on the ODP, similar to maximum SF/units.
 - b. Outdoor Storage, as a primary use, must be setback a minimum of 300' from any arterial or interstate right-of-way.
 - c. Update the Land Use Tables to modify:
 - i. primary Outdoor Storage uses over 5 acres to be processed and considered as conditional uses in MU-1 and EMP; and
 - ii. "RV's, Trailer, Camper, and Limited Equipment (U-Haul type business) rentals" – add "Max. of 10 acres" to use description; and
 - iii. Add a new use category for "RV's... rentals, >10 ac." – and update to "C" Conditional uses in EMP & MU-1
 - iv. Treat "Motor vehicle dealer/sales" category similarly, as described in subsections ii, and iii above.
3. Update ODP language to require a 50-foot landscaped buffer along the I-25 corridor frontage.

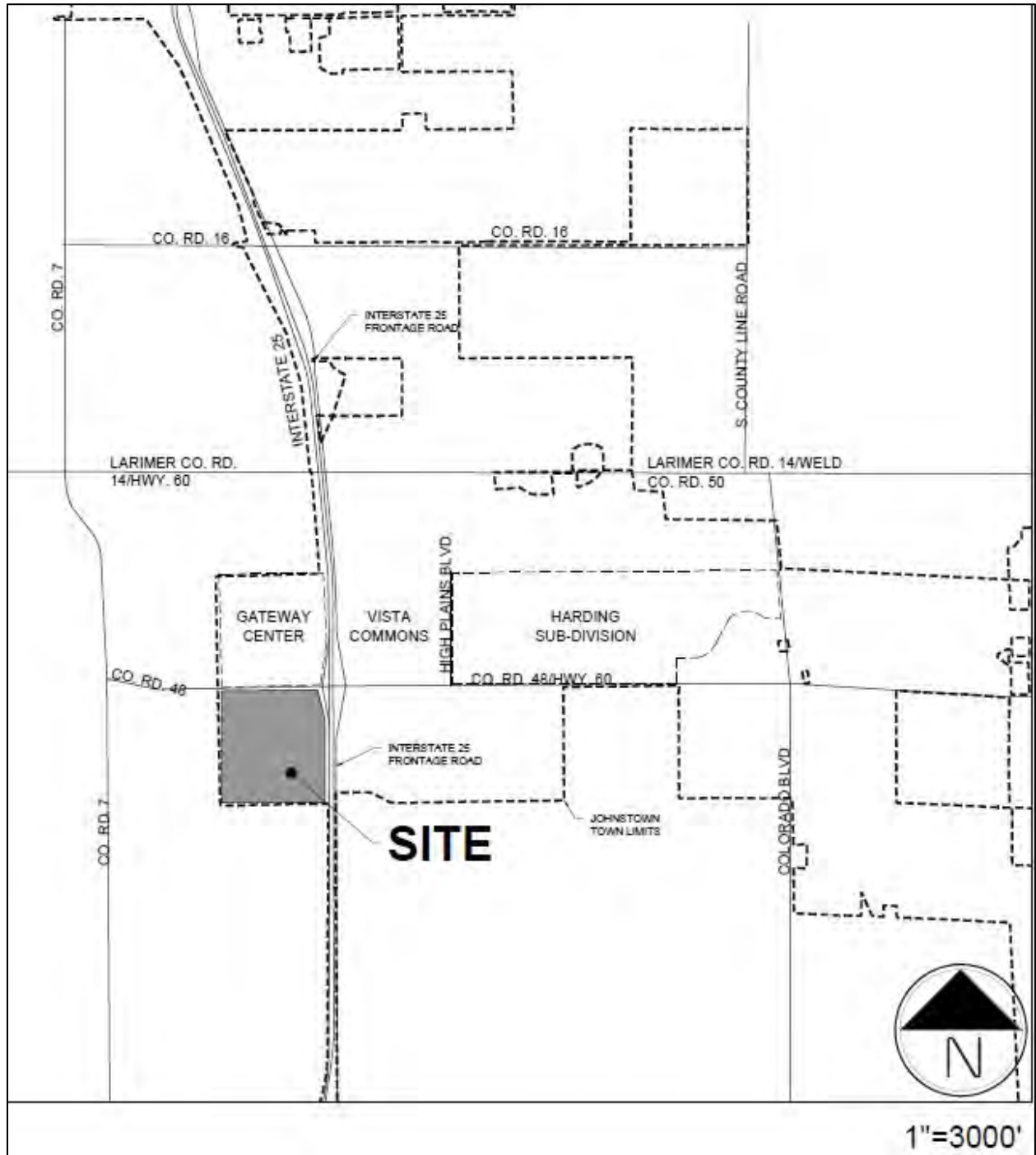
ALTERNATE MOTIONS

- A. Motion to Approve with no Conditions: "...and therefore moves to recommend to the Town Council approval of the Welty Ridge Outline Development Plan as presented."
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the Welty Ridge Outline Development Plan, with the following findings: the proposed amendment..."

Examples/options:

- a. *is not in keeping with or furthering the Comprehensive Plan with regard to protecting the Town's Gateway areas.*
- b. *introduces a use that the Commission finds incompatible with the surrounding area and the intent of the PUD and the Comprehensive Plan.*

ATTACHMENT A
WELTY RIDGE ODP
Vicinity Map



ATTACHMENT B

VEEMAN ANNEXATION OUTLINE DEVELOPMENT PLAN



SCALE: 1:500'

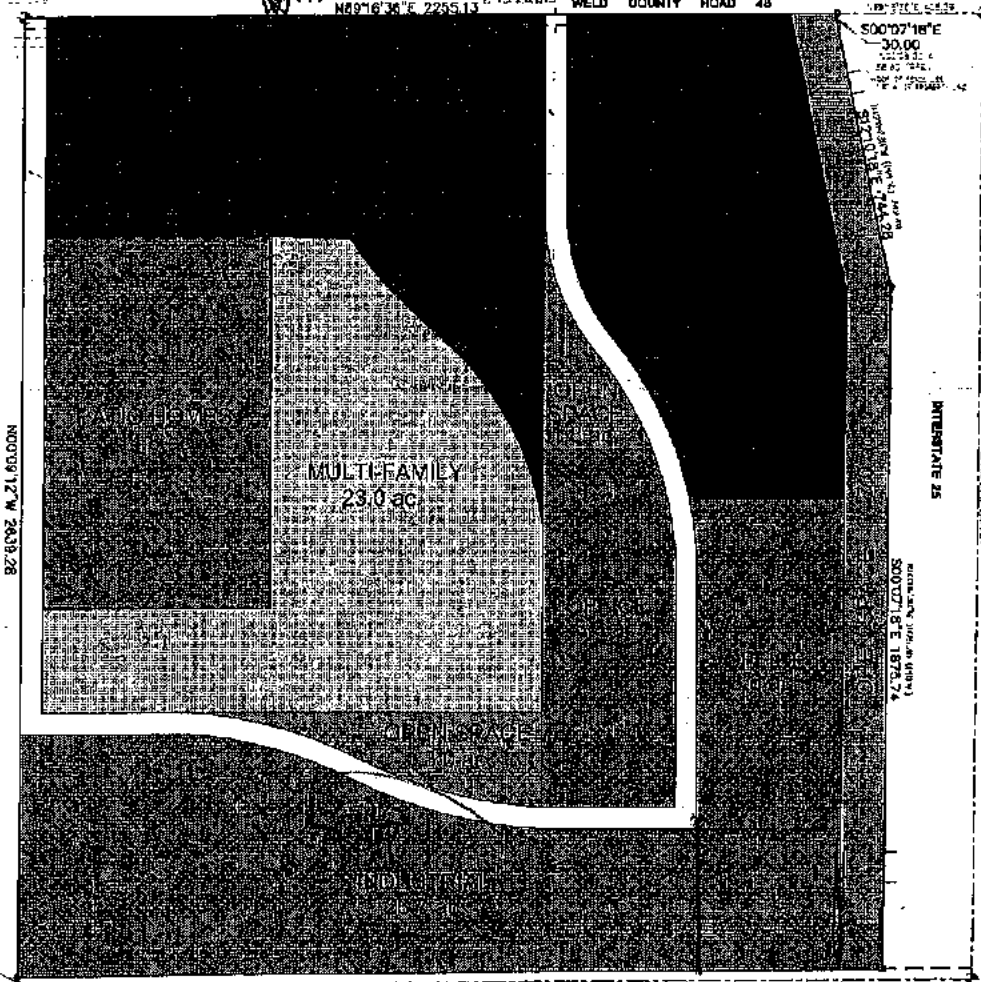
Commercial

1/4 COR. SEC. 10, T4N, R68W
PLAT 28 REBAR 471
2-1/2" X 1/2" LUM. CAP
STAMPED 12 1988

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WELD COUNTY ROAD 48

1/4 COR. SEC. 10, T4N, R68W
PLAT 28 REBAR 471
2-1/2" X 1/2" LUM. CAP
STAMPED 12 1988



N00°09'12"W 2638.28

INTERSTATE 25

GREAT WESTERN RAILROAD

1/4 COR. SEC. 10, T4N, R68W
PLAT 28 REBAR 471
2-1/2" X 1/2" LUM. CAP
STAMPED 12 1988

1/4 COR. SEC. 10, T4N, R68W
PLAT 28 REBAR 471
2-1/2" X 1/2" LUM. CAP
STAMPED 12 1988

CONCEPTUAL SITE PLAN
VEEMAN DAIRY PROPERTY

WELD COUNTY, COLORADO

EXH-1

Carter Burgess

707 17th Street, Suite 2300
Denver, CO, 80202
(303) 820-5240 Fox (303) 820-5272

ATTACHMENT C

WELTY RIDGE ODP

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

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

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

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

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

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


$$1'' = 3000'$$


1"=500'

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

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

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

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OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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

A. INTRODUCTION

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

B. DENSITY RANGES

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

C. MAXIMUM RESIDENTIAL UNITS PER AREA

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

D. RESIDENTIAL UNITS TRANFERS

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

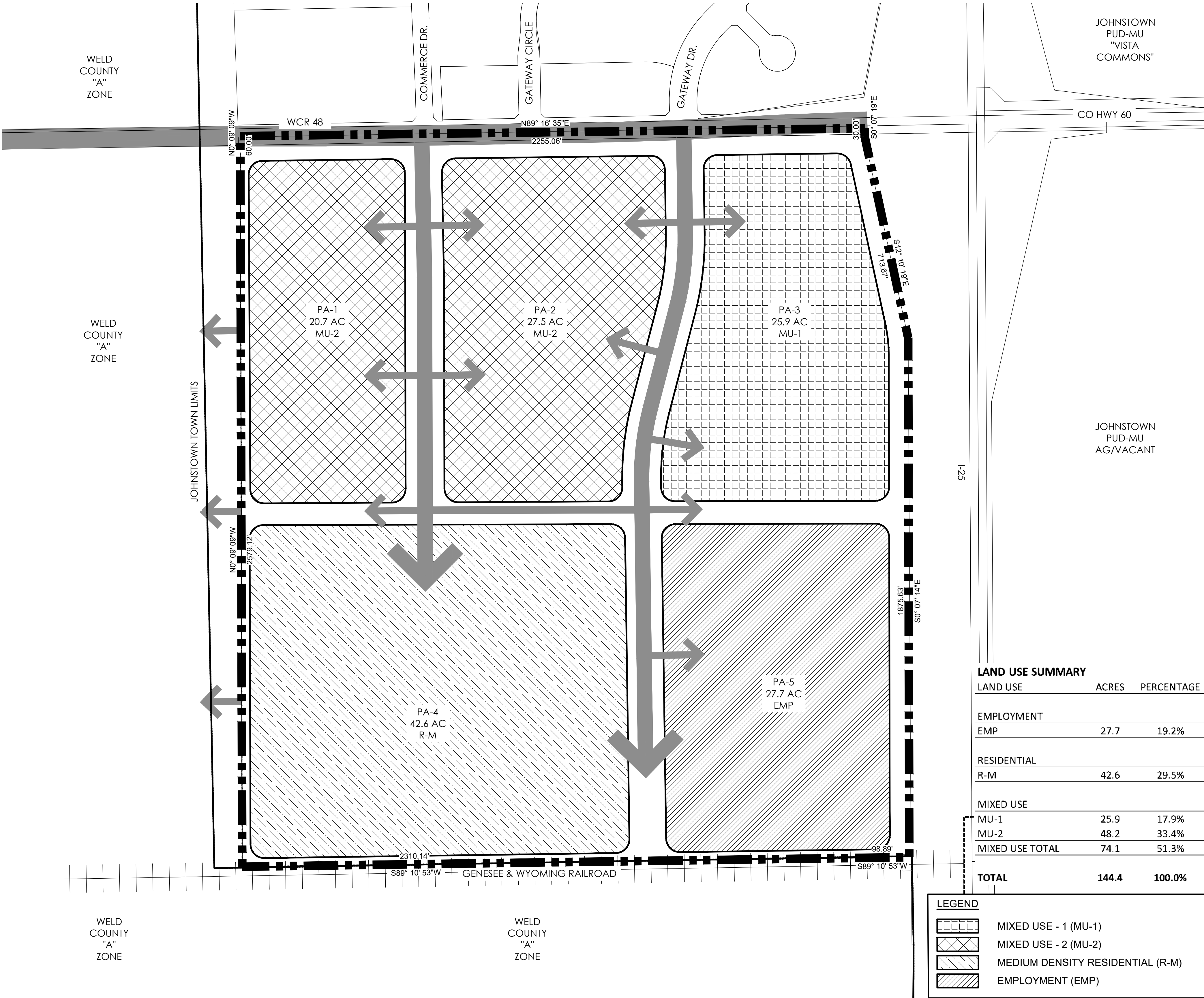
E. PLANNING AREA BOUNDARIES

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

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

F. MAXIMUM COMMERCIAL SQUARE FOOTAGE PER AREA

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



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

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

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

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

Scale: 1"= 200'-0"



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

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OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

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

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

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

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

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

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

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

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

DEFINITIONS:

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

terracina
design

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PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

#

REVISION DESCRIPTION

DATE

BY

1

1ST SUBMITTAL

07-23-19

JM

2

2ND SUBMITTAL

10-11-19

JM

3

3RD SUBMITTAL

11-15-19

JM

WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

DESIGNED BY: JM

DRAWN BY: KB

CHECKED BY: JM

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3 OF 12

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OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

LAND USE CLASSIFICATION	SPECIFIC USE TYPE				
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M
Auction House or Yard	Auction house (indoor)	X	-	X	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-
	Contractor's shop without outdoor storage	X	-	X	-
	Special Trade contractors without outdoor storage	X	-	X	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres	X	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres	C	-	X	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-
	Produce storage and warehousing	-	-	X	-
	Retail sales in conjunction with warehouse establishment	X		X	
	Warehousing without retail sales	-	-	X	-

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

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

LEGEND

- X PRINCIPAL PERMITTED USE
- A ACCESSORY USE
- EXCLUDED USE
- C CONDITIONAL USE

LAND USE

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

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

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

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WELTY RIDGE
JOHNSTOWN, CO

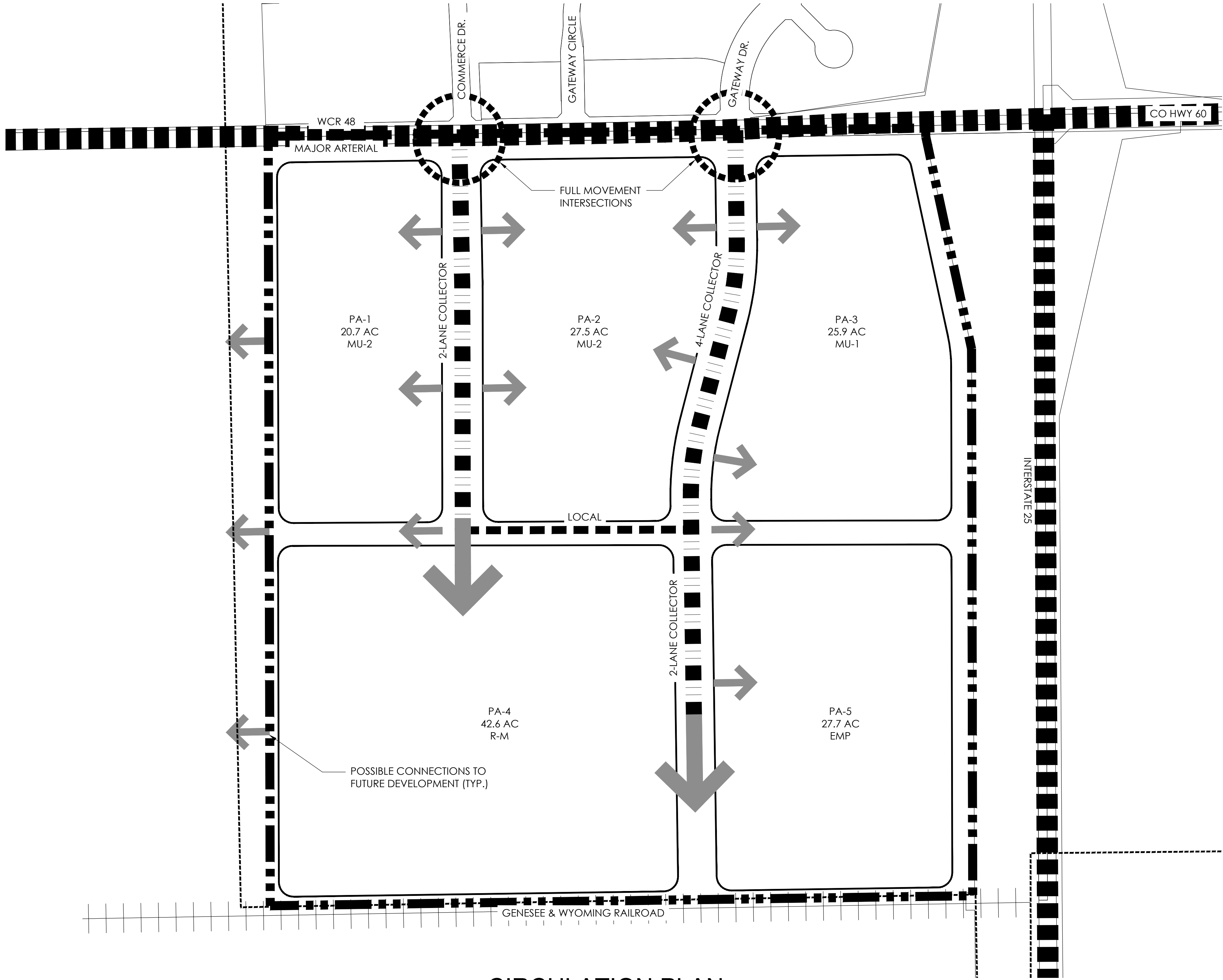
OUTLINE DEVELOPMENT PLAN
LAND USE MATRIX

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

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4 OF 12

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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



LEGEND

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

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

CIRCULATION PLAN

Scale: 1"= 200'-0"

0 100 200 400

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WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CIRCULATION PLAN

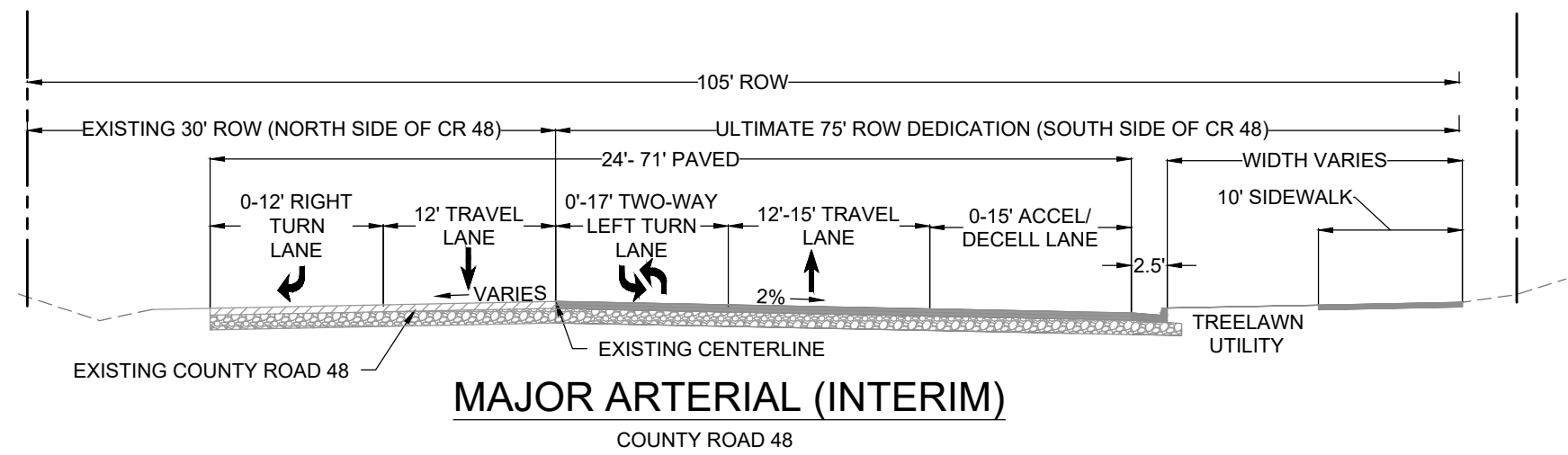
DESIGNED BY: JM
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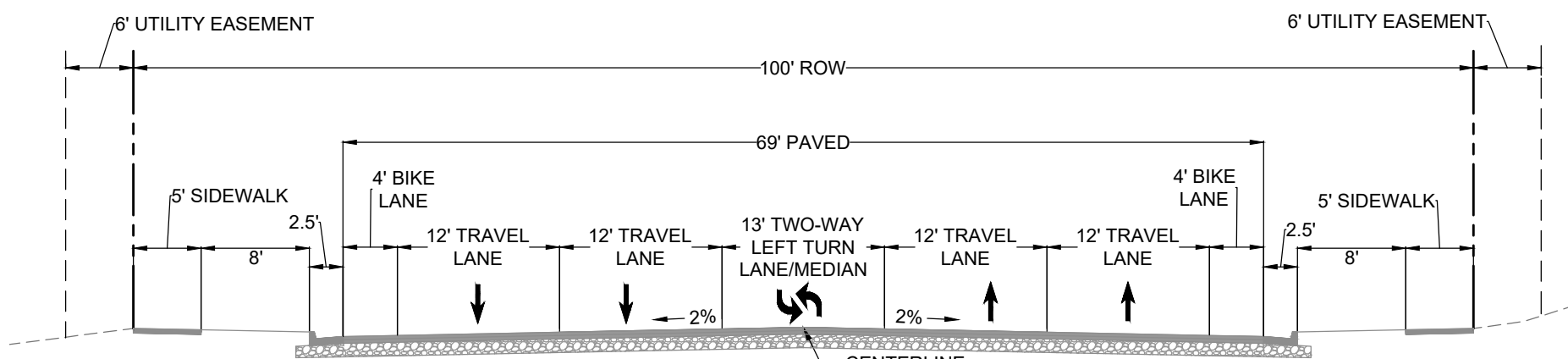
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OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

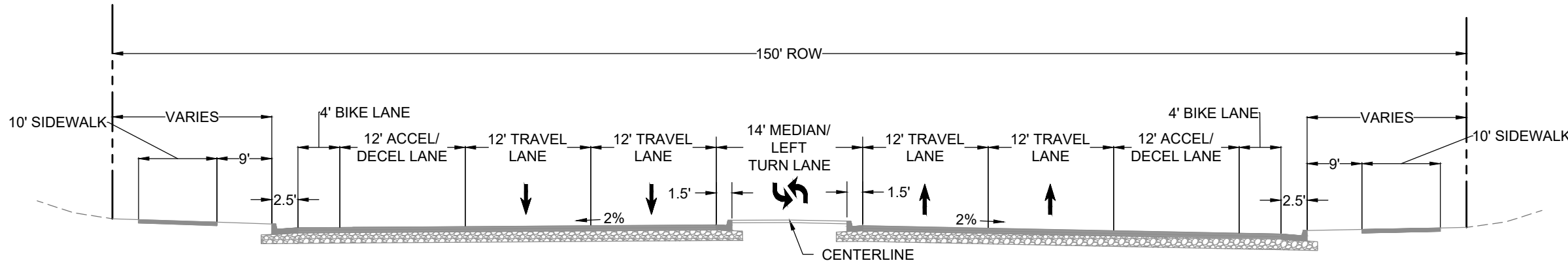
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



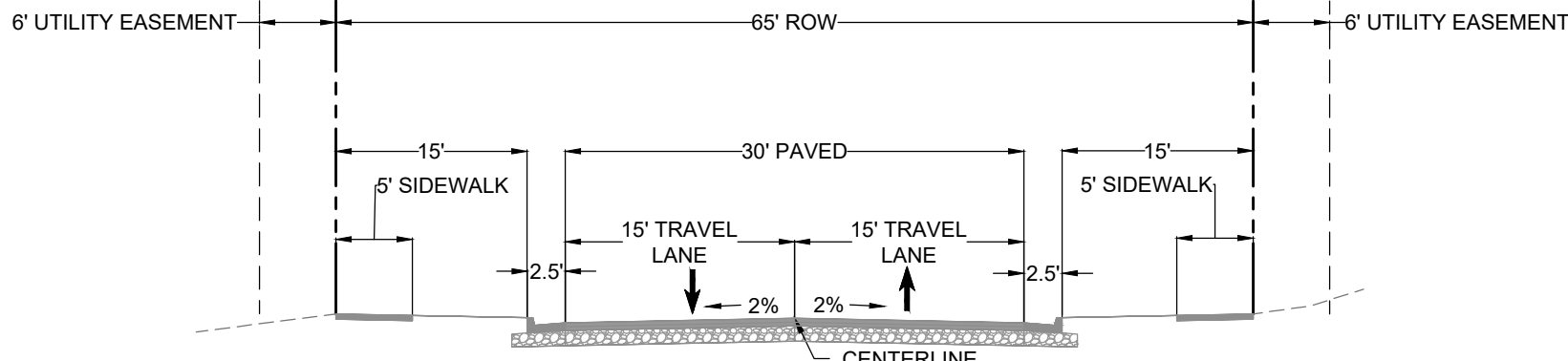
MAJOR ARTERIAL (INTERIM)
COUNTY ROAD 48



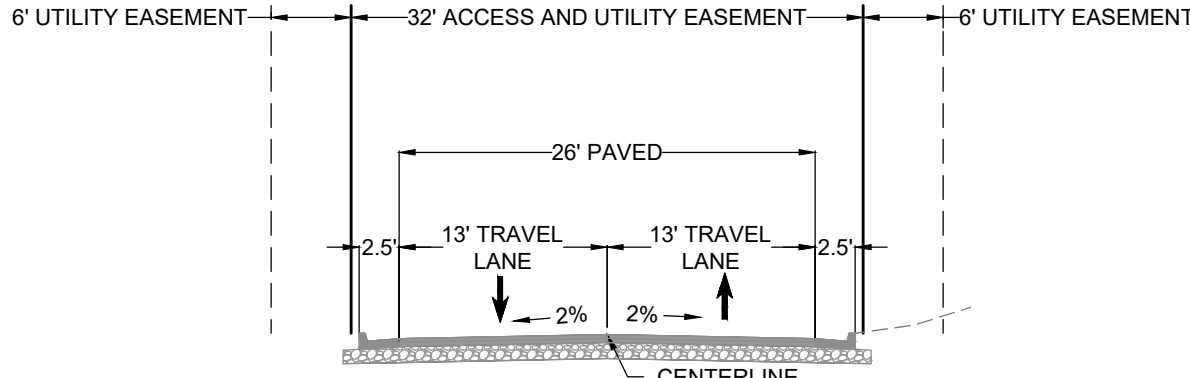
4 - LANE COLLECTOR



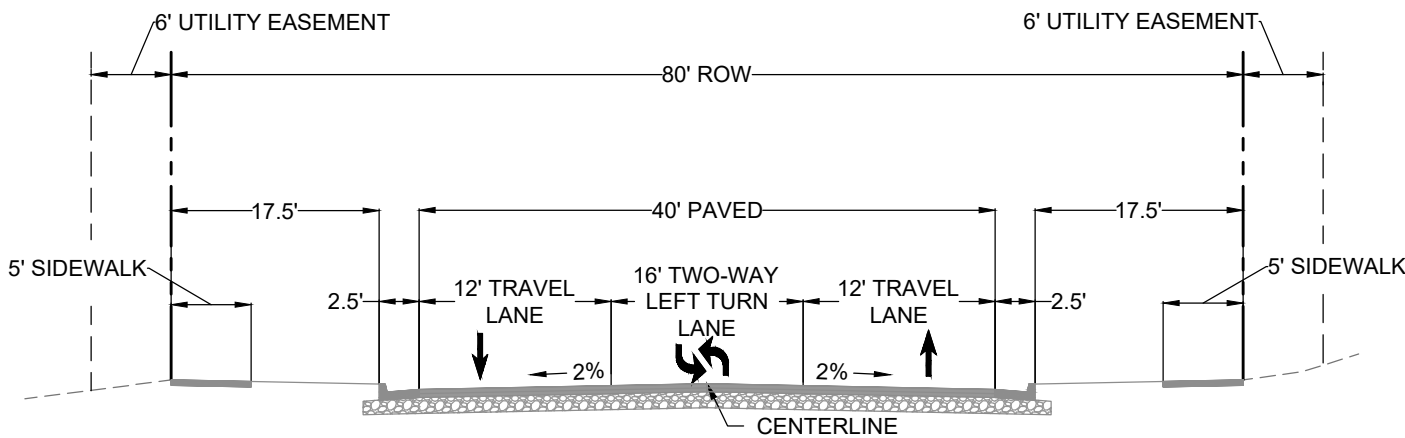
FUTURE MAJOR ARTERIAL (ULTIMATE)
COUNTY ROAD 48



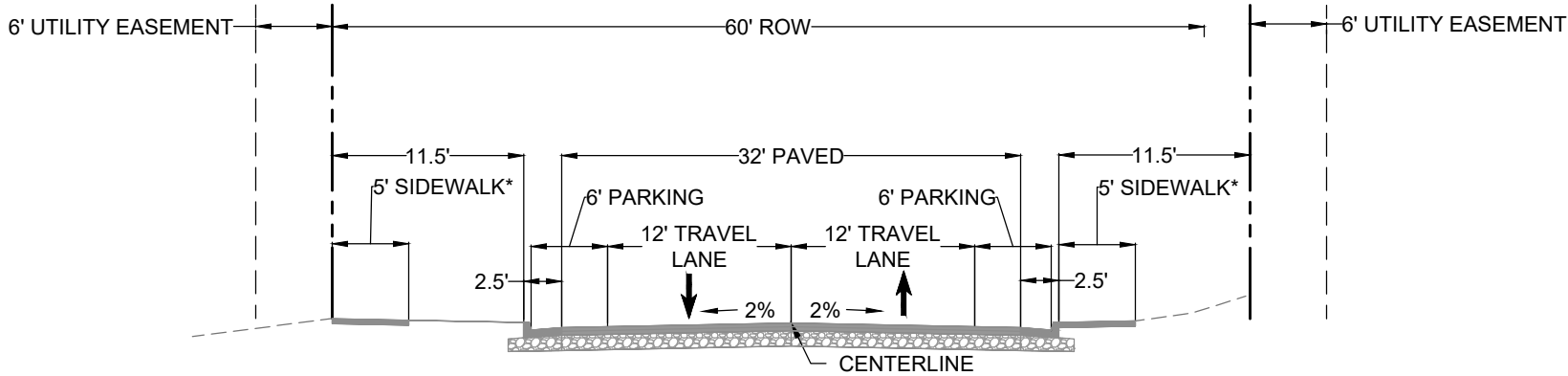
NON-RESIDENTIAL LOCAL STREET



PRIVATE ROAD



2-LANE COLLECTOR WITH FLUSH MEDIAN



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

CONCEPTUAL STREET SECTIONS



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

WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CONCEPTUAL STREET SECTIONS

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

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

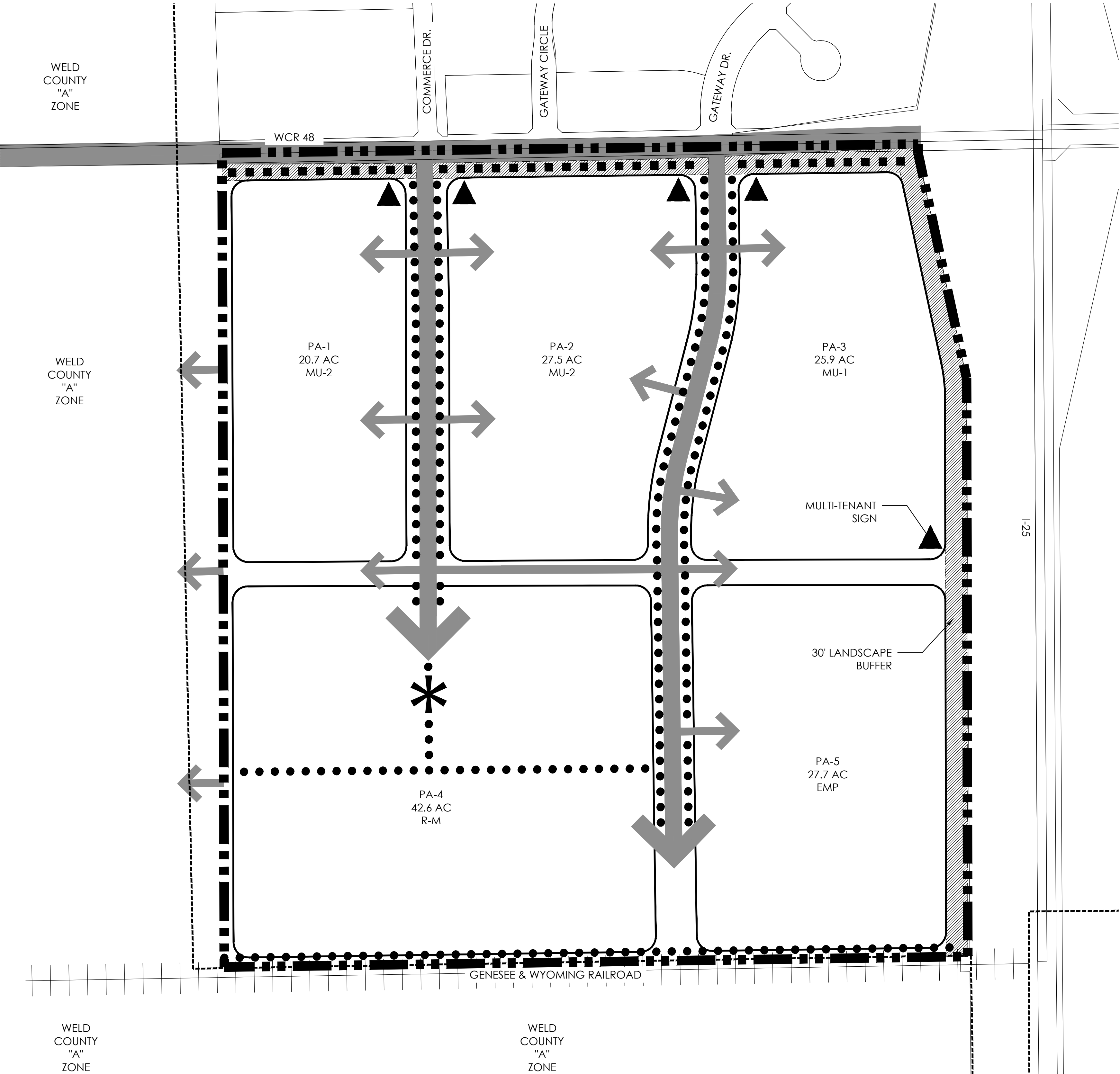
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

OPEN AREA

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

USABLE OPEN AREA

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

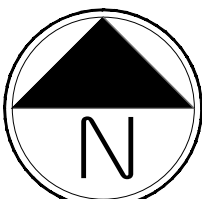
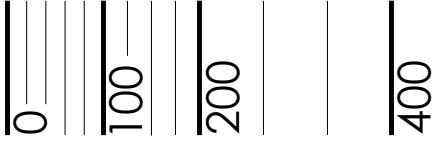


LEGEND

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

TRAILS & OPEN SPACE PLAN

Scale: 1"= 200'-0"



WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
TRAILS & OPEN SPACE PLAN

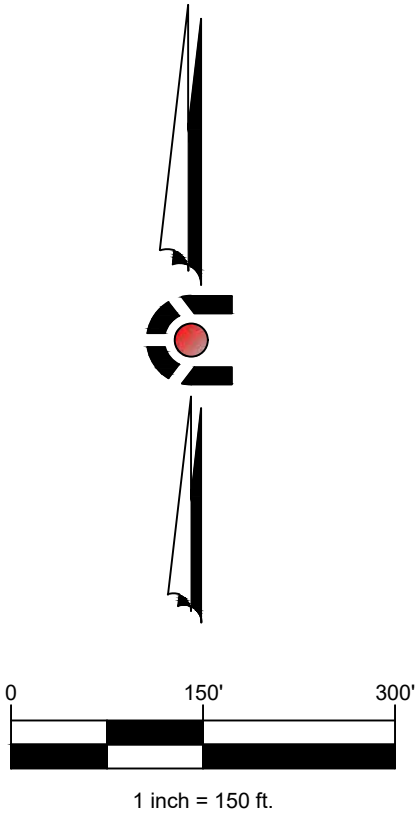
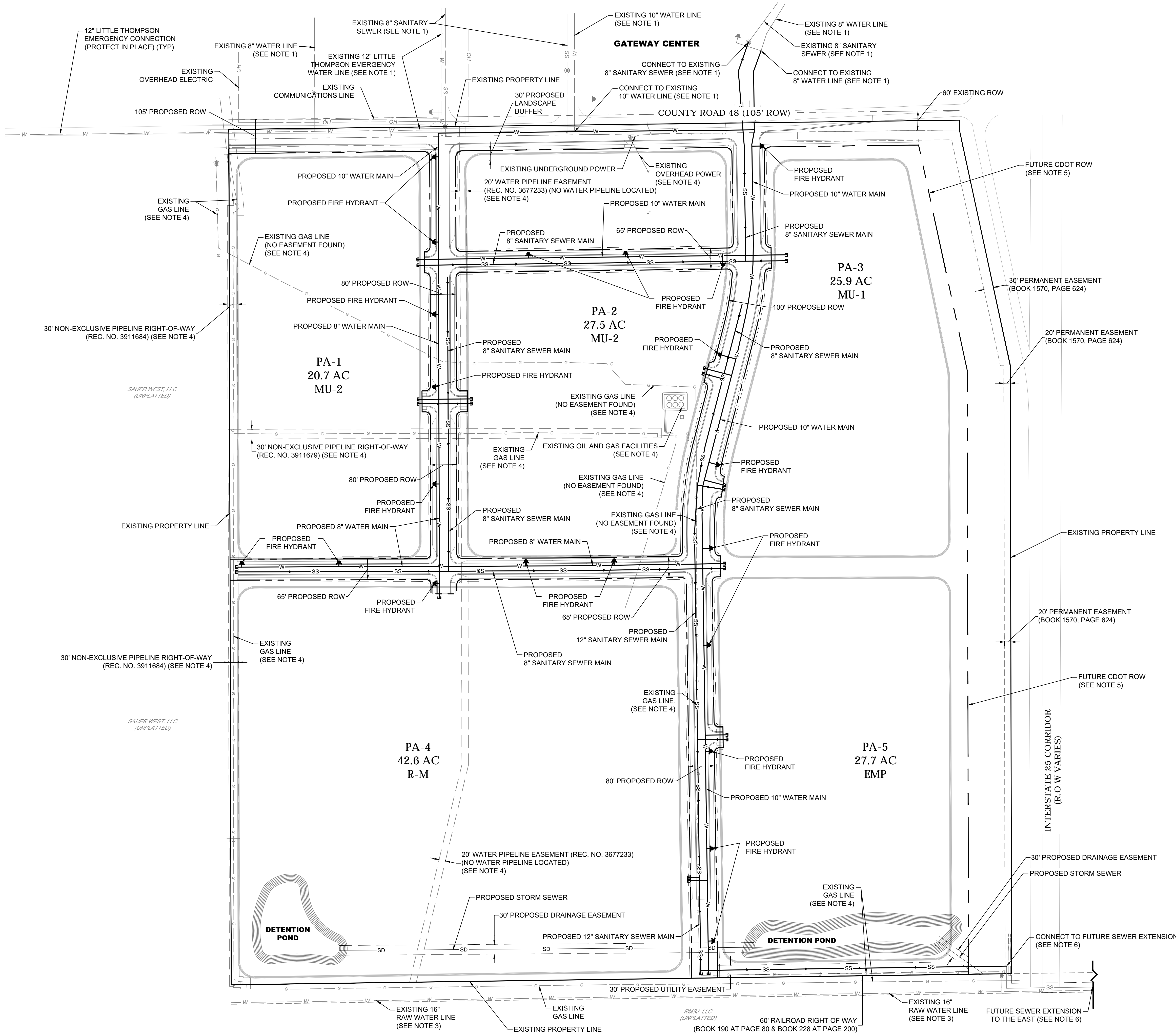
DESIGNED BY: JM
DRAWN BY: KB
CHECKED BY: JM

SHEET
7 OF 12



OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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



- NOTES**
- THE SIZE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED OFF THE BEST AVAILABLE INFORMATION WHEN SHOWN ON THESE DRAWINGS. EXACT LOCATIONS OF EXISTING UTILITIES AND TIE-IN POINTS SHALL BE DETERMINED/CONFIRMED DURING FINAL DESIGN. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UTILITIES.
 - UTILITY MAINS AND SERVICES ARE SHOWN SCHEMATICALLY AND FINAL LOCATIONS WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 - THE 16" RAW WATERLINE TO THE SOUTH OF THE WELTY RIDGE PROPERTY IS NONPOTABLE AND WILL NOT PROVIDE A LOOPED CONNECTION TO THE SITE.
 - EXISTING EASEMENTS AND UTILITIES IN CONFLICT WITH PROPOSED DESIGN SHALL BE VACATED AND REMOVED PRIOR TO CONSTRUCTION. EXACT LIMITS WILL BE DETERMINED DURING FINAL DESIGN.
 - APPROXIMATE ROW LIMITS BASED OFF PRELIMINARY DESIGNS PROVIDED BY CDOT. FINAL LOCATION WILL BE DETERMINED DURING THE FINAL DESIGN OF THE I-25 WIDENING PROJECT.
 - AN OFFSITE SEWER MAIN IS REQUIRED TO BE CONSTRUCTED TO THE EAST THAT CONNECTS INTO THE EXISTING JOHNSTOWN SANITARY SEWER SYSTEM. SEWER LINE BELOW I-25 SHALL BE BORED AND PERMITTED WITH CDOT. EXACT SIZE AND LOCATION SHALL BE DETERMINED DURING FINAL DESIGN.
 - SEE SHEET 6 FOR ROADWAY CROSS SECTIONS.

LEGEND	
	PROPERTY LINE
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	PROPOSED LANDSCAPE BUFFER
	EXISTING ROW
	EXISTING SWALE
	EX. / PR. LIGHT POLE
	EX. / PR. SIGNS
	EX. POWER POLE
	TV
	ELECTRIC & METER
	FIBER OPTIC LINE & MH
	GAS LINE & METER
	IRRIGATION
	OVERHEAD POWER
	TELEPHONE LINE & MH
	PROPOSED SANITARY MAIN W/ FLOW ARROW
	PROPOSED SANITARY STUB
	PROPOSED WATER MAIN
	FIRE HYDRANT ASSEMBLY
	PROPOSED WATER STUB
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PLANNING AREA DELINEATION

terracedesign
td
10200 E. Colorado Ave. Suite 4314
Denver, CO 80231
P: 303.652.8667

PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07-22-19	KR
2	2ND SUBMITTAL	10-11-19	KR
3	3RD SUBMITTAL	11-15-19	KR

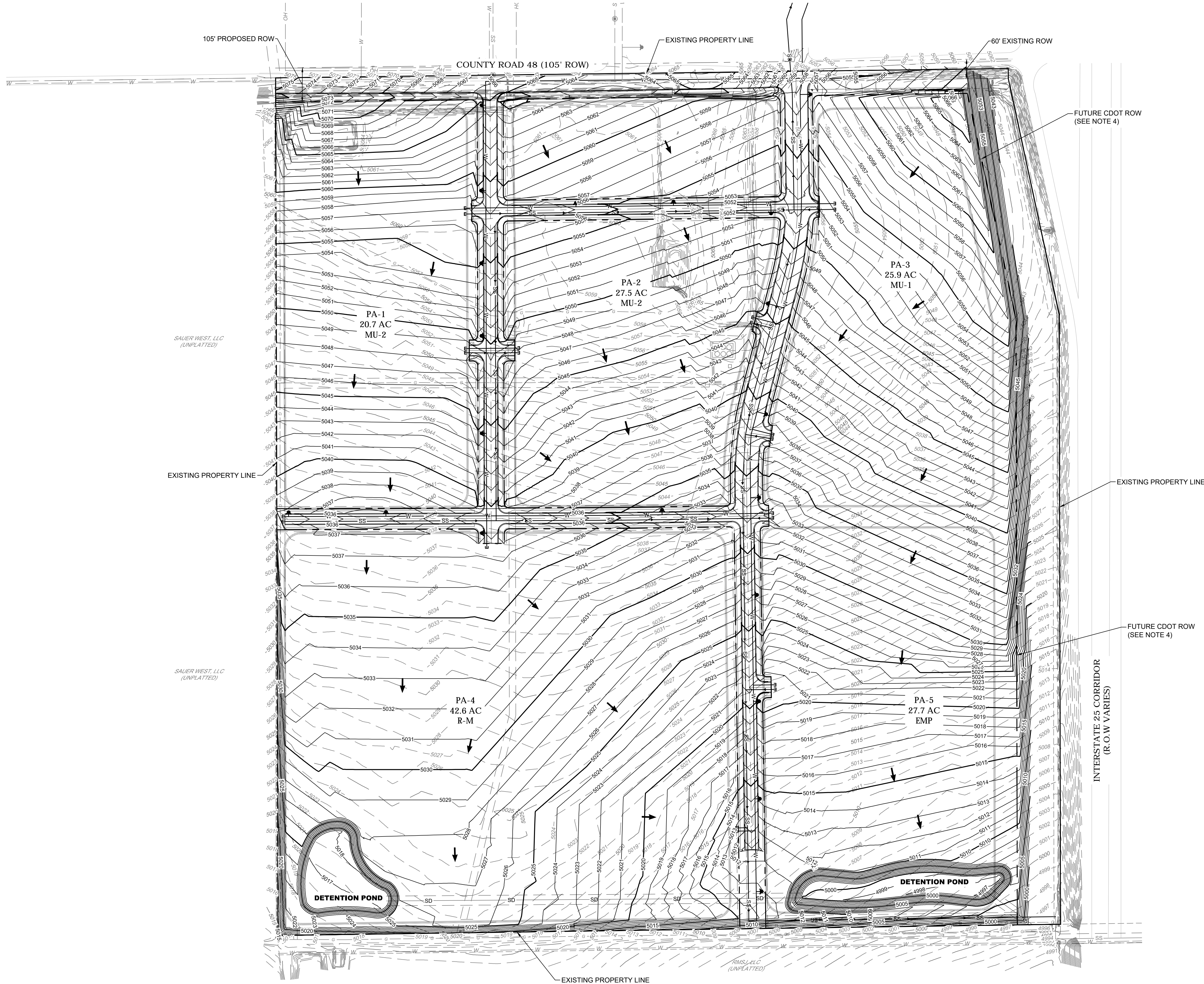
WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
CONCEPTUAL UTILITY PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

SHEET
8 OF 12

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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



- NOTES**
1. DETENTION POND SIZING AND LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED DURING THE PLAT AND CONSTRUCTION DOCUMENT PROCESS THROUGH THE TOWN OF JOHNSTOWN.
 2. THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN ARE BASED ON THE FIELD SURVEY WORK OF PLS GROUP (PROJECT #18042.001). FIELD SURVEY WAS COMPLETED ON OR AROUND MAY 22, 2018.
 3. SEE SHEET 6 FOR ROADWAY CROSS SECTIONS.
 4. APPROXIMATE ROW LIMITS BASED OFF PRELIMINARY DESIGNS PROVIDED BY CDOT. FINAL LOCATION WILL BE DETERMINED DURING THE FINAL DESIGN OF THE I-25 WIDENING PROJECT.

LEGEND

—	PROPERTY LINE
—	PROPOSED CURB & GUTTER
—	PROPOSED R.O.W.
—	PROPOSED UTILITY EASEMENT
—	PROPOSED LANDSCAPE BUFFER
—	EXISTING MAJOR CONTOUR
—	EXISTING MINOR CONTOUR
—	PROPOSED MAJOR CONTOUR
—	PROPOSED MINOR CONTOUR
—	PLANNING AREA DELINEATION
→	FLOW ARROW

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10200 E. Colorado Ave. Suite 4314
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PLATTE
LAND & WATER, LLC

CORE
CONSULTANTS

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

WELTY RIDGE
JOHNSTOWN, CO

OUTLINE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: KR

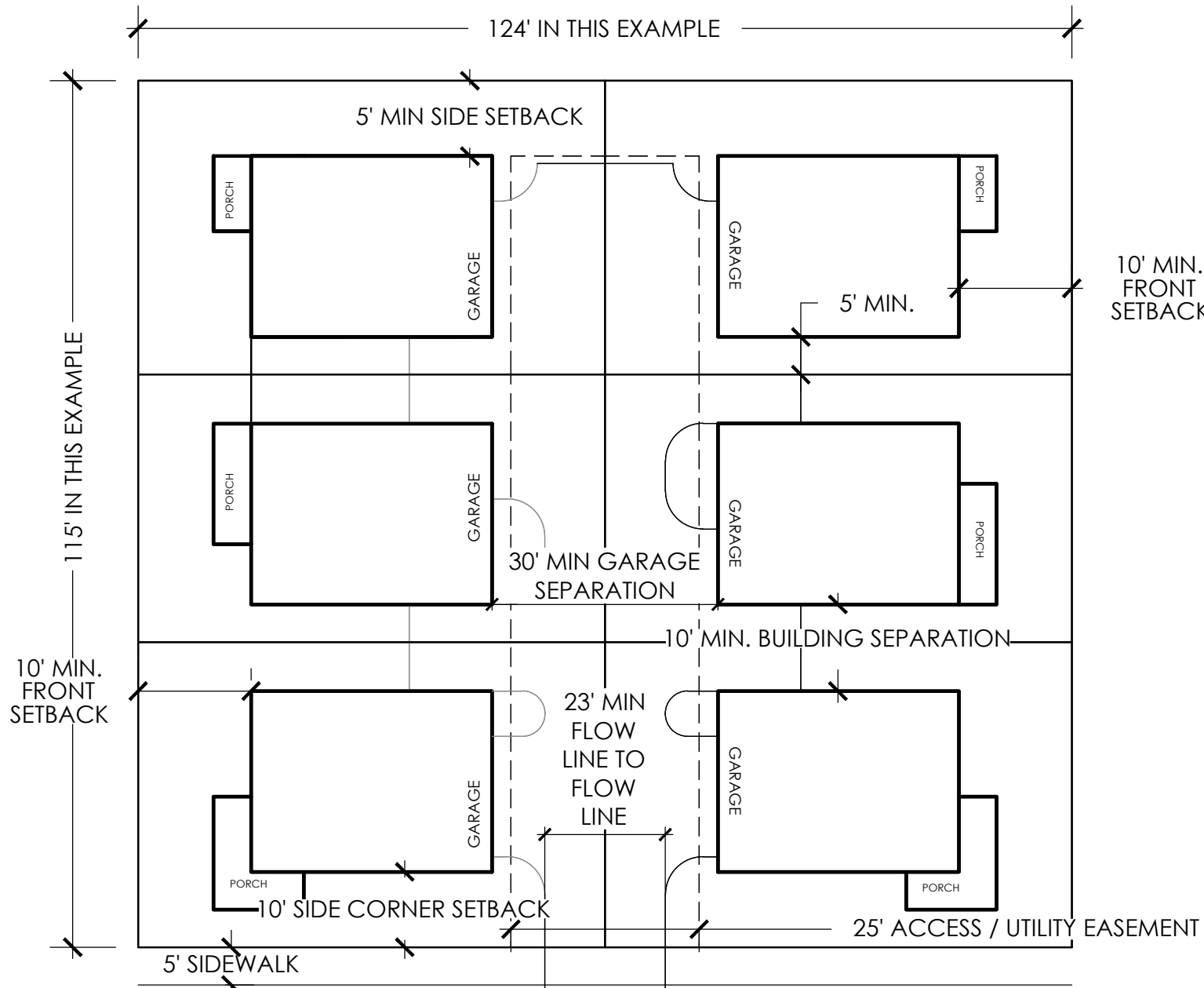
SHEET
9 OF 12

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

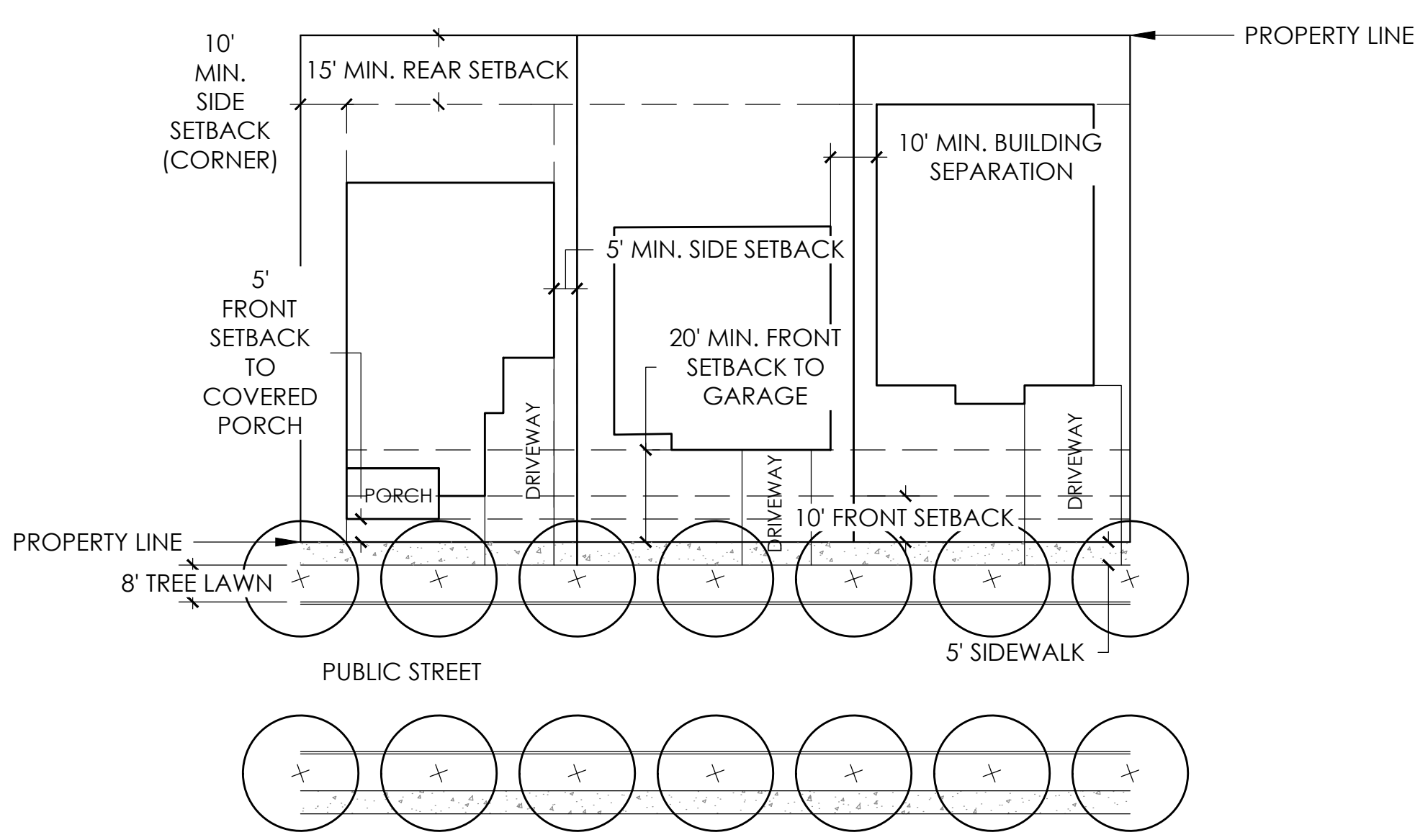
LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEVELOPMENT STANDARDS

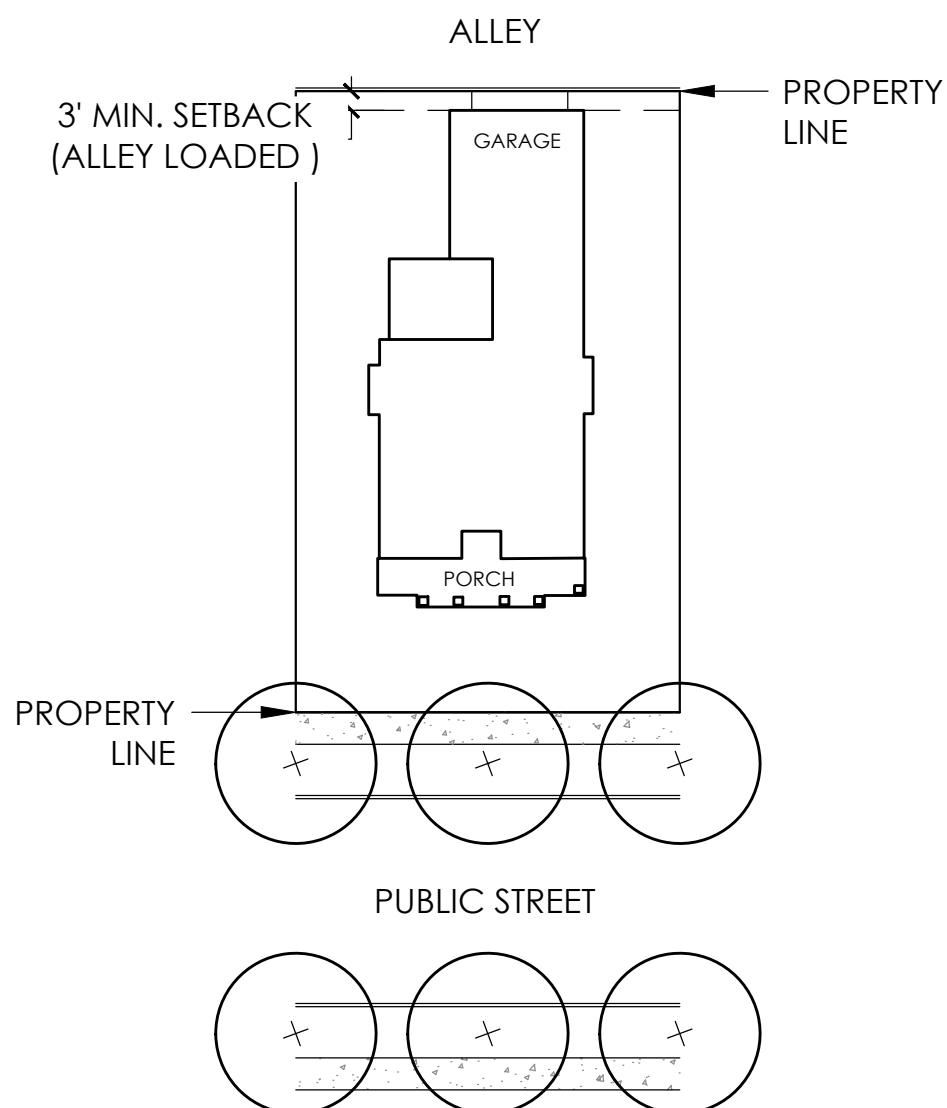
- A. ARCHITECTURAL ELEMENTS SUCH AS ROOF OVERHANGS, FIREPLACES, AND BAY BOX WINDOWS ARE PERMITTED A 24-INCH ENCROACHMENT INTO BUILDING SEPARATIONS. NO PORTION OF THE STRUCTURE ABOVE GROUND MAY ENCROACH INTO THE THREE-FOOT BUILDING TO PROPERTY LINE SETBACK WITHOUT MODIFICATION AND BUILDING DEPARTMENT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



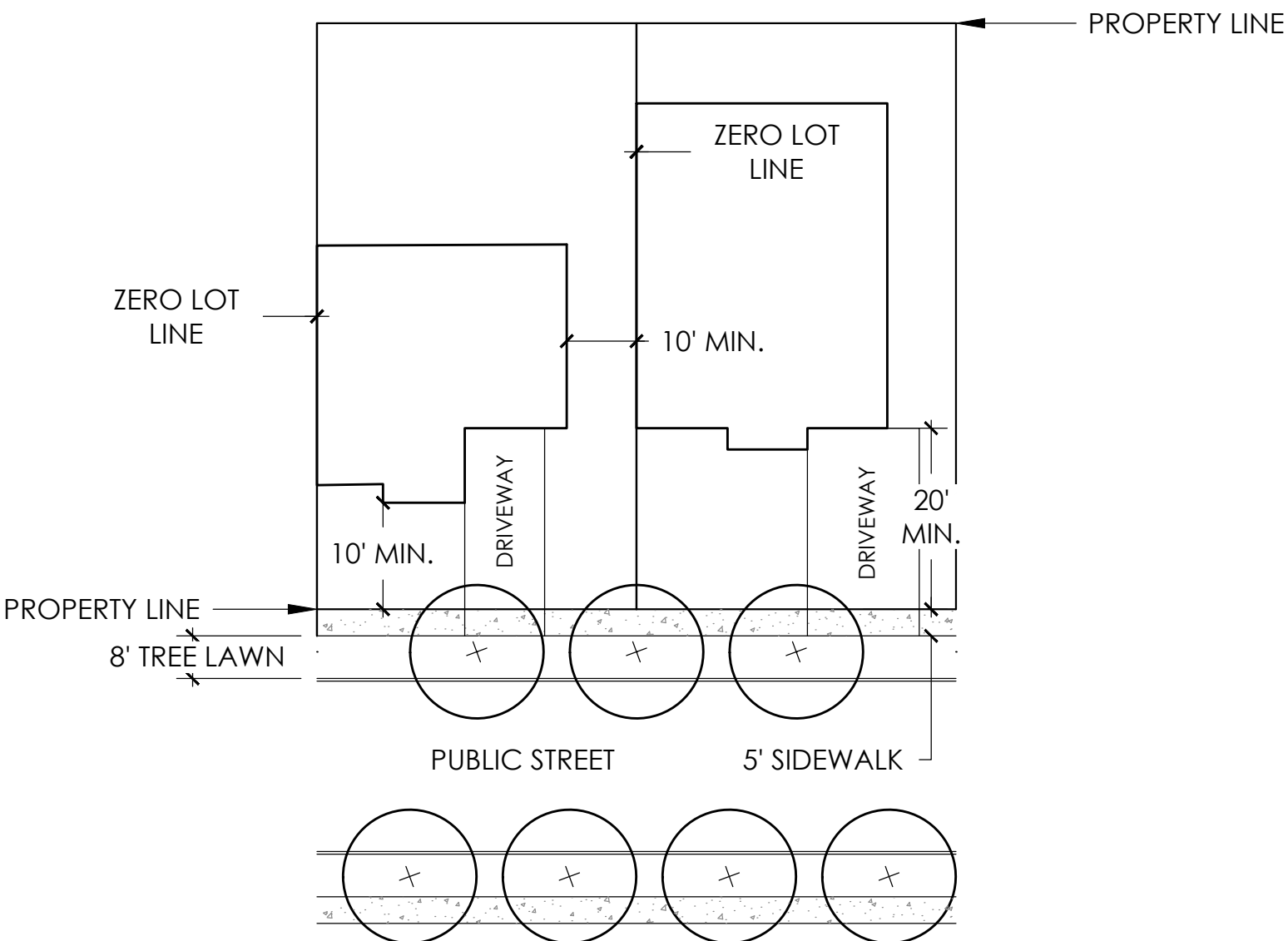
CLUSTER HOME EXAMPLE A - GREEN COURT



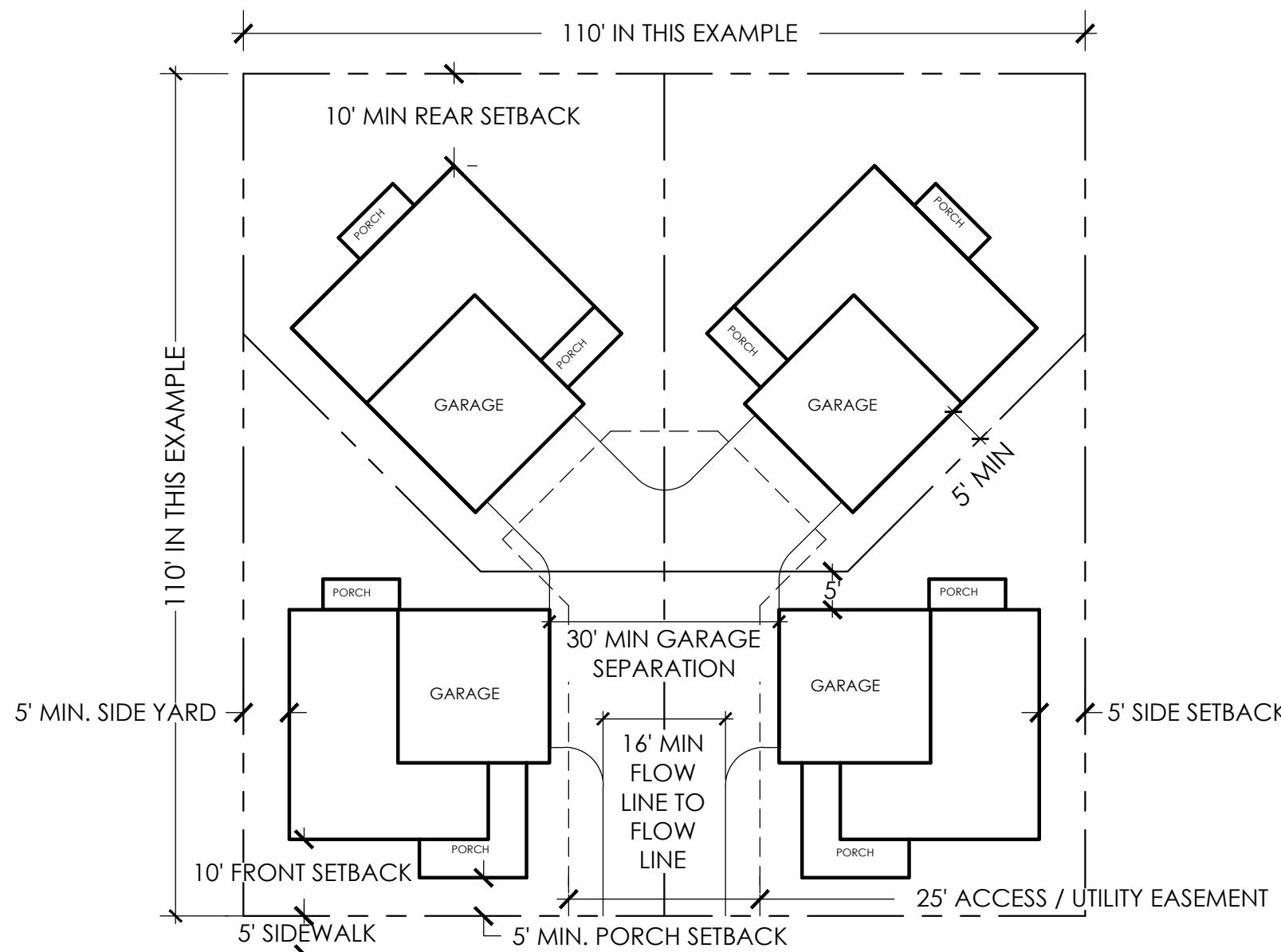
FRONT LOAD SINGLE FAMILY DETACHED TYPICAL



ALLEY LOAD SINGLE FAMILY DETACHED TYPICAL



ZERO LOT LINE TYPICAL



CLUSTER HOME EXAMPLE B - MOTOR COURT

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

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

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

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

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

OUTLINE DEVELOPMENT PLAN WELTY RIDGE

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

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

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

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

THERE SHALL BE NO STACKING OF WAITING VEHICLES INTO THE PUBLIC RIGHT-OF-WAY, PRIMARY INTERIOR CIRCULATION ROUTES OR ACROSS PEDESTRIAN WALKWAYS.

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

CLUSTER HOMES ADJACENT TO A PUBLIC STREET AND LOCATED ON A MOTOR COURT OR GREEN COURT SHALL HAVE A SIDE FACING GARAGE. THE GARAGE SHALL FACE THE MOTOR COURT OR SHARED DRIVE NOT THE PUBLIC STREET (SHEET 15, EXHIBIT B).

3.2.2 ACCESS

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

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

3.1.3 FACADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FACADES

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

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

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

3.3.3 BUILDING ENTRANCES

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

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

3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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



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3	3RD SUBMITTAL	11-15-19	JM

WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

SHEET
11 OF 12

OUTLINE DEVELOPMENT PLAN
WELTY RIDGE

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

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL
ARCHITECTURAL STANDARDS

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

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

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

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

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

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

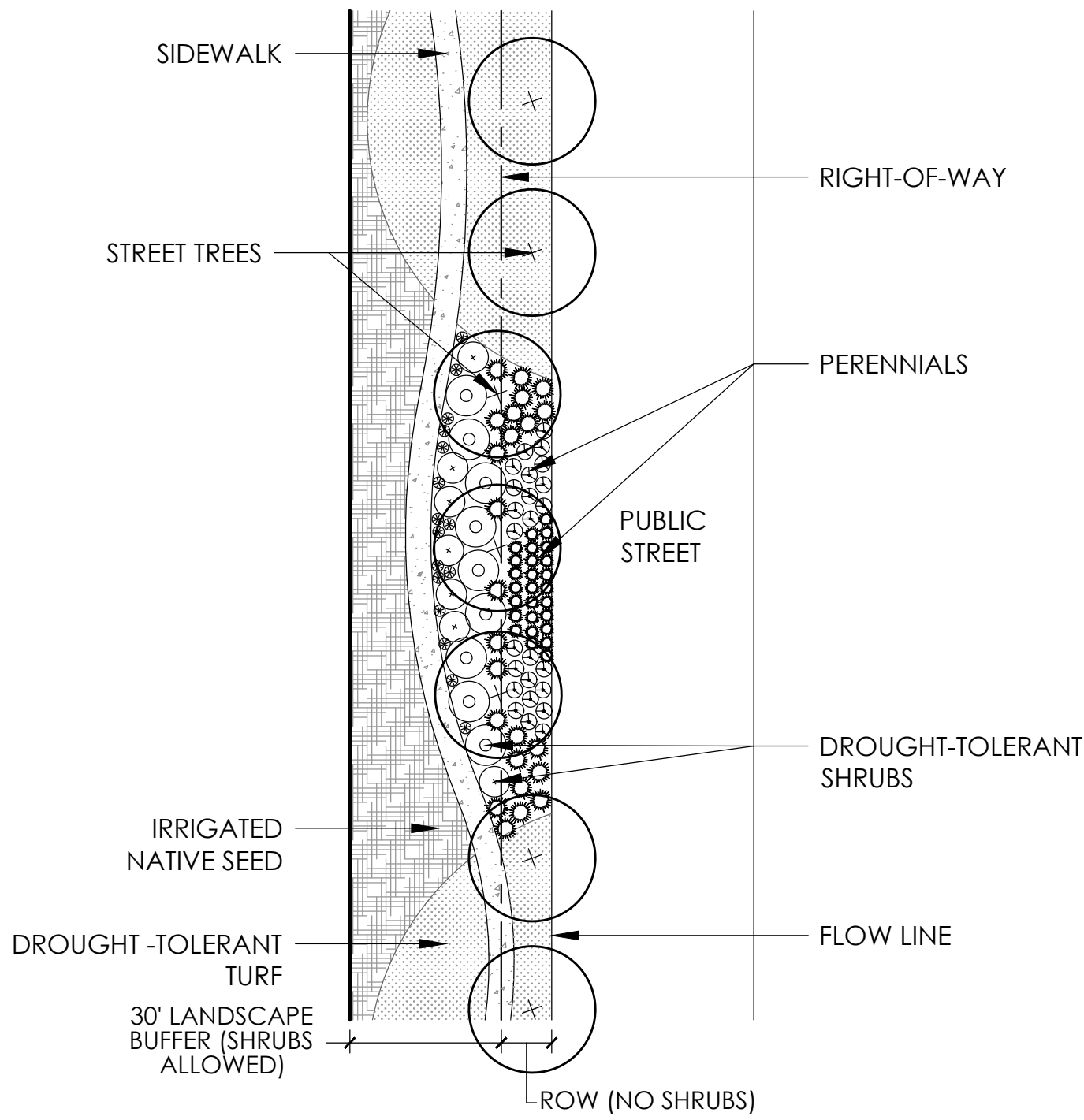
4.1.5 FENCES

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

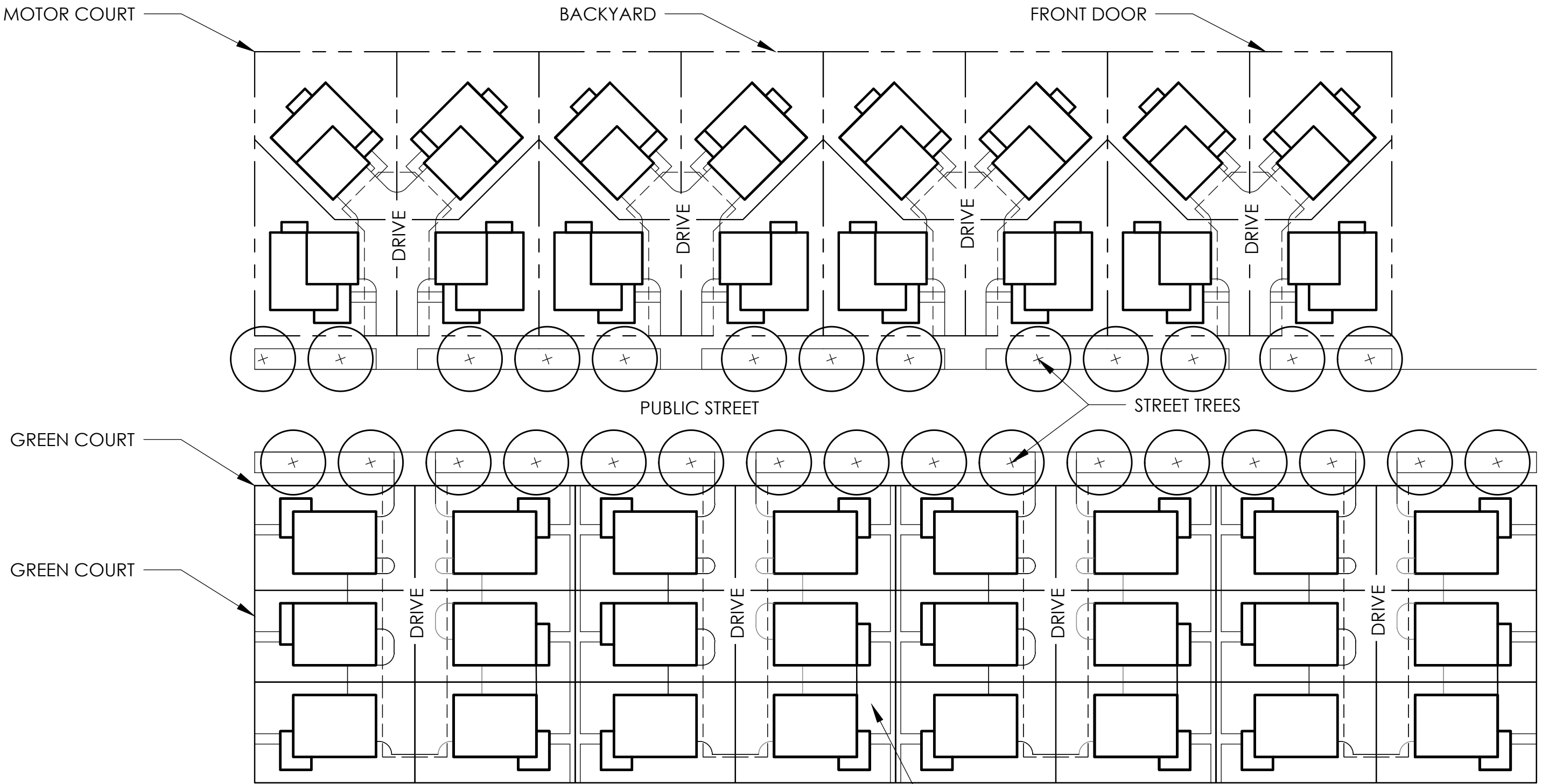
EXCESSIVE FENCING SHALL BE AVOIDED THROUGH THE USE OF STAGGERING, LANDSCAPE, BUFFER, AND ANCHOR MATERIALS.

4.1.6 RETAINING WALLS

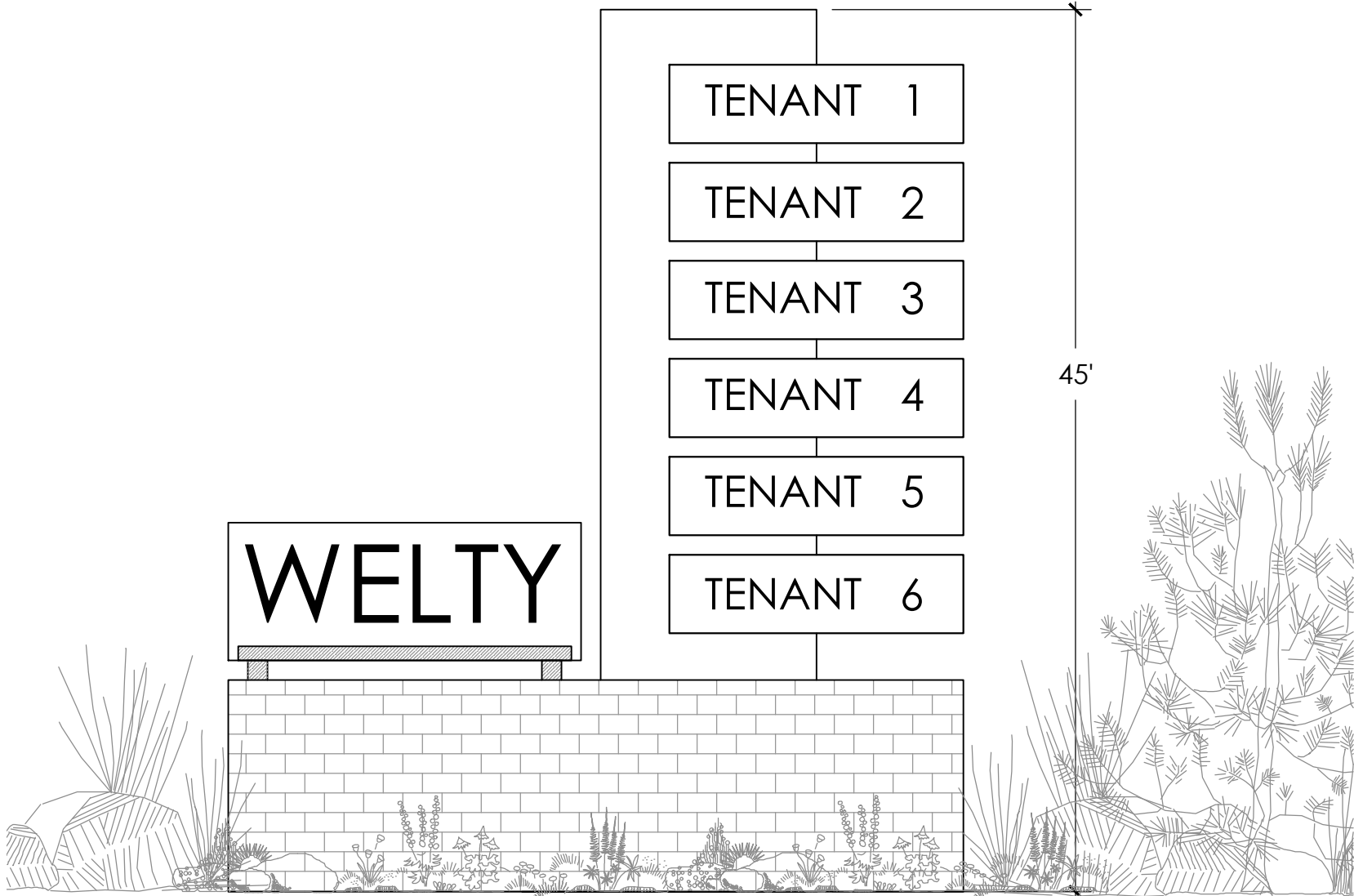
ANY PORTION OF CONCRETE OR MASONRY RETAINING WALLS VISIBLE FROM PUBLIC STREETS WILL BE COVERED WITH DECORATIVE MATERIALS SUCH AS STONE, BRICK OR STUCCO.



STREETSCAPE TYPICAL (EXHIBIT A)



CLUSTER HOME CONCEPTUAL PLAN (EXHIBIT B)



MULTI-TENANT HIGHWAY SIGN EXAMPLE (EXHIBIT C)



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WELTY RIDGE
JOHNSTOWN, CO
OUTLINE DEVELOPMENT PLAN
DESIGN GUIDELINES

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

SHEET
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ATTACHMENT C

LAND USE TABLES

WELTY RIDGE ODP

See full ODP document for context and additional text and information.

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

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

ATTACHMENT C

LAND USE CLASSIFICATION	SPECIFIC USE TYPE				
INDUSTRIAL USES		MU-1	MU-2	EMP	R-M
Auction House or Yard	Auction house (indoor)	X	-	X	-
Contractor Operations	Building, developing, general contracting (Office)	X	-	X	-
	Contractor's shop with outdoor storage (less than or equal to 2 acres)	-	-	X	-
	Contractor's shop without outdoor storage	X	-	X	-
	Special Trade contractors without outdoor storage	X	-	X	-
Manufacturing, Food	Food manufacturing and processing (<15,000 sq. ft.)	X	-	X	-
	Food manufacturing and processing (>15,000 sq. ft.)	-	-	X	-
	Microbrewery, micro-distillery, and micro-winery	X	X	X	-
Motion Picture and Video Industry	Motion picture and video industry studios	-	-	X	-
Outdoor Storage, Equipment	Above-ground storage tanks of propane < 10,000 cubic feet capacity	-	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) < 5 Acres	X	-	X	-
	Outdoor storage of vehicles (RV's, boats, or buses) > 5 Acres	C	-	X	-
Printing and Publishing	Printing, publishing, and related support activities	X	-	X	-
Research and Development Services	Solar panel, production and distribution	-	-	X	-
Warehousing & Distribution, Indoor	Mini-storage and warehouse without outdoor storage	X	C	X	-
	Produce storage and warehousing	-	-	X	-
	Retail sales in conjunction with warehouse establishment	X		X	
	Warehousing without retail sales	-	-	X	-

ATTACHMENT C

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

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

ATTACHMENT C

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

ATTACHMENT E

LAND USE DEVELOPMENT STANDARDS MATRIX

WELTY RIDGE ODP

See full ODP document for context and additional text and information

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

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

ATTACHMENT E

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

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

ATTACHMENT E

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

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

** ACCESSORY USE BUILDING HEIGHT TO BE LESS THAN PRIMARY BUILDING HEIGHT.

ATTACHMENT F

Welty Ridge Outline Development Plan (ODP)

NOTE: This document provides a more functional way to read and review these design guidelines. This text is incorporated in full into the ODP plan set, to be recorded.

DESIGN GUIDELINES

PART 1 – INTRODUCTION

1.1 STATEMENT OF INTENT

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

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

PART 2 - GENERAL DESIGN GUIDELINES

2.1 APPLICABILITY

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

2.2 LANDSCAPING

2.2.1 LANDSCAPE DESIGN PRINCIPLES

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

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

ATTACHMENT F

2.2.2 STREETSCAPE DESIGN

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

COLLECTOR & ARTERIAL STREETS:

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

ARTERIAL LANDSCAPE BUFFER:

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

SIGHT DISTANCE LINES:

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

2.3 PARKS, OPEN AREA, REGIONAL DETENTION AND NATURAL AREAS

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

2.4 SITE SIGNAGE

2.4.1 PURPOSE

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

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

NO BLINKING LIGHT SIGNAGE WILL BE ALLOWED.

ATTACHMENT F

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

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

2.5 FENCING & WALLS

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

2.6 DRIVE-THROUGH FACILITIES

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

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

PART 3 - RESIDENTIAL DISTRICTS

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

3.1 SINGLE FAMILY ATTACHED AND DETACHED ARCHITECTURAL STANDARDS

3.1.1 APPLICABILITY

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

3.1.2 EXTERIOR CHANGES

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

3.1.3 GARAGES

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

3.1.4 PRODUCT VARIATION

APPLICABILITY:

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

ATTACHMENT F

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

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

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

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

3.2 CLUSTERED SINGLE FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.2.1 GENERAL

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

3.2.2 ACCESS

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

ATTACHMENT F

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

3.1.3 FACADES

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

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

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

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

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

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

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

3.3 MULTI-FAMILY RESIDENTIAL ARCHITECTURAL STANDARDS

3.3.1 BUILDING DESIGN

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

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

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

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

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

3.3.2 FACADES

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

1. CHANGE IN PLANE.

ATTACHMENT F

2. CHANGE IN COLOR, TEXTURE OR PATTERN, MATERIAL.
3. WINDOWS.
4. COLUMNS, PIERS OR EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

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

3.3.3 BUILDING ENTRANCES

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

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

3.3.4 ROOF AND TOP TREATMENTS

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

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

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

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

PART 4 - COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL ARCHITECTURAL STANDARDS

4.1 GENERAL

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

4.1.1 CONTEXT/SCALE

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

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

ATTACHMENT F

4.1.2 ARTICULATION

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

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

4.1.3 BUILDING ENTRANCES

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

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

4.1.4 MECHANICAL EQUIPMENT, LOADING AREA, AND OUTDOOR STORAGE

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

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

4.1.5 FENCES

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

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

4.1.6 RETAINING WALLS

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

AGENDA ITEM 10C

Intergovernmental Agreement

**(Little Thompson Water
District)**

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10C.

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

ACTION PROPOSED: Approve the Intergovernmental Agreement with LTWD as Presented

ATTACHMENTS: 1. IGA between LTWD and Town of Johnstown
2. Map showing property Town will service with water

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

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

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

Ultimately, a 2" line to the 7-11 property will need to be installed and a 12" main down the frontage road will need to be installed to provide service. We expect to do this work outside of the I-25 improvement projects with our own contractors so as to distance ourselves from federal project cost increases that are not necessary to complete our work. As part of establishing services and providing adequate water mains to the properties on our system, the Town is working with CDOT to fully evaluate the cost savings that is being realized or funds that would have been necessary to meet the requirements of LTWD if the services continued to be LTWD. These funds as we are working through the process would be applied to the Town's improvements to service the property. While a budget amendment may be necessary, simply from an expenditure standpoint, we expect there to be a corresponding revenue source depending on where we run the line to down the frontage road.

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

LEGAL ADVICE:

The agreement was reviewed and drafted by the Town Attorney.

FINANCIAL ADVICE:

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

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

SUGGESTED MOTIONS:

For Approval:

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

For Denial:

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

Reviewed and Approved for Presentation:

Town Manager

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

3. **Water Exchange.** As consideration for the Town’s agreement to provide water service to the Properties and to provide a viable supply of water to the Town to satisfy such obligation, the Parties agree to exchange water shares. The District agrees to convey to the Town two (2) shares of the Consolidated Home Supply Ditch and Reservoir Company that have been changed to municipal use, with Certificate Number ____, and the Town agrees to convey to the District eight (8) units of Colorado Big Thompson Project. The District agrees to pay the transfer fees to the Consolidated Home Supply Ditch and Reservoir Company and the Northern Colorado Water Conservancy District, if any, and take the requisite action to effectuate the foregoing transfer. The water exchange shall be complete prior to the Town’s installation of water meters at any of the Properties.

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

5. **Additional Documents or Action.** The Parties agree to execute any additional documents and take any additional action reasonably necessary to carry out the terms of this Agreement.

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

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

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

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

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

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

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

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

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

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

13. **No Presumption.** Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the

negotiation and execution of this Agreement and with respect to all matters set forth herein. In the event of any dispute, disagreement or controversy arising from this Agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

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

ATTEST:

TOWN OF JOHNSTOWN, COLORADO
a municipal corporation

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor










ATTEST:

LITTLE THOMPSON WATER
DISTRICT

By: _____
_____, Secretary

By: _____
_____, Chairperson



Legend		Notes	
 Tax Parcels	 State		
 PLSS Township and Range	 Federal		
 PLSS Sections	 Other		
 PLSS Quarter Sections			
 Railroads			
 Major Road System			
 Road System			
 Lakes and Ponds			
 Major Rivers and Streams			
 Rivers and Streams			
 County Boundary			

AGENDA ITEM 10D

Award Bid

Street Sweeper

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10D

SUBJECT: Purchase Street Sweeper

ACTION PROPOSED: Approve Bid to Purchase Street Sweeper

ATTACHMENTS:

1. Faris Machinery Quote
2. Hardline Equipment Quote
3. ECON Equipment Quote
4. OJ Watson Quote

PRESENTED BY: Marco Carani, Director of Public Works

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a bid award request for a new Street Sweeper that was budgeted for the 2020 fiscal year.

Staff reached out to companies who sell street sweepers. All four vendors delivered their product to the town so public works staff could demo their product. Staff operated and tested the sweepers in areas of the town. As every machine is a little different, they were rated by their turn radius, functions and overall quality. The Elgin Pelican from Faris Machinery was rated the best for staff needs. This sweeper reaches a top speed of 18 MPH and is a three wheeled design.

The town's current sweeper is a 2011 and will be kept as a backup for the 2534 area since this machine can reach higher speeds for transport.

The four bids are as follows:

- | | |
|-----------------------------------|-----------|
| • Faris Machinery – Elgin Pelican | \$248,864 |
| • Hardline Equipment – Dulevo | \$260,726 |
| • Econ – Global | \$273,252 |
| • OJ Watson – Schwarze | \$267,100 |

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

\$275,000 was budgeted for the 2020 fiscal year.

RECOMMENDED ACTION: Approve the purchase of a new Elgin Street Sweeper.

SUGGESTED MOTIONS:

For Approval:

I move to approve the bid award to Faris Machinery for the Elgin Pelican in an amount not to exceed \$248,864.

For Denial:

I move that we deny the award and solicit more bids.

Reviewed and Approved for Presentation:

Town Manager

Sweeper Quotes



5770 East 77th Ave
Commerce City, CO 80022
o 303 289 5743
f 303 287 5273

2269 Commercial Blvd
Colorado Springs, CO 80906
o 719 527 1016
f 719 527 1013

farismachinery.com
772 Valley Court
Grand Junction, CO 81505
o 970 242 4997
f 970 242 4783

Proposal

December 19, 2019

Revision Two

Mr. Marco Catani
Town of Johnstown
P.O. Box 609
Johnstown, CO 80534

Dear Marco:

We are pleased to quote prices on the following Elgin equipment based on Sourcewell contract #22017-FSC. The unit is equipped as follows:

Part Number

Special Elgin Pelican NP Street Sweeper with dual side brooms and high dump front hopper, 74 hp John Deere engine and high altitude package.

Price FOB The Factory----- \$187,260.00

Requested Options:

Special	John Deere 99hp Power Pack Upgrade	\$25,030.00
Special	PM10 Compliant Water System	\$4,070.00
4810001	White Paint	\$0.00
1120770	Strobe Lights in Battery Box Door	\$1,065.00
1042010	Quick Disconnect on Water Fill	\$475.00
1088301	High Back Air Ride Seat RH	\$910.00
1088302	High Back Air Ride Seat LH	\$910.00
1101244	AM/FM/CD Audio System	\$540.00
1101017	Heated/Remote Control Mirrors	\$1,150.00
1101319	Two LED Strobe Lights w/Guards	\$1,372.00
1101320	(4) Corner Mounted Flashers	\$465.00
1101321	LED Arrow Stick	\$1,208.00
1107312	Vogel Auto Lube System	\$8,420.00
1120820	Lower Conveyor Roller Flush	\$465.00
1124786	Conveyor Stall Alarm	\$660.00
1036150	Hydrant Wrench	\$90.00
1089459	Locking Tool Box w/Hose Basket	\$960.00
1125550	License Plate Bracket	\$215.00
1124183	Dual Limb Guards	\$2,065.00
6063004	Additional Ignition Key	\$45.00
1106698	Greaseable Carbide Dirt Shoes	\$1,220.00
1089502	In-Cab Side Broom Tilt LH	\$1,740.00
1089503	In-Cab Side Broom Tilt RH	\$1,740.00
1120827	In-Cab Air Restriction Indicator	\$340.00
1101273	LED Stop/Tail/Turn Lights	\$335.00
0702020	Elgin Safety Manual	\$0.00
0702261	Elgin Parts Book	\$0.00
0702453	Elgin Service Book	\$85.00
0704047	John Deere Parts Book	\$0.00



5770 East 77th Ave.
Commerce City, CO 80022
o | 303 289 5743
f | 303 287 9273

2289 Commercial Blvd
Colorado Springs, CO 80906
o | 719 527 1016
f | 719 527 1019

farismachinery.com
772 Valley Court
Grand Junction, CO 81505
o | 970 242 4997
f | 970 242 4783

0704048	John Deere Service Book	\$170.00
0704046	John Deere Operator's Book	\$0.00
0701443	Elgin Operator's Book	\$0.00
FRT-101-010	Freight to Johnstown	\$3,710.00
	(8) Piranha Brooms for Curbside	\$280.00
	Install Washdown off PM10 Pump	\$625.00
	Front Spray Nozzles in Front of Main Broom	\$625.00
	Side Broom Segments for Curbside and Street Side	\$224.00
	Regular 66" Tube Style Main Broom	\$395.00
	Total Price FOB Johnstown, CO	\$248,864.00

Service Support Capabilities:

- Jon Quintana - Elgin Customer Service Specialist - Over 30 years of experience. Nationally recognized as one of the top trainers for operation and maintenance of Elgin Sweepers.
- Normal response time to a service need ranges from 2 hours to 24 hours.
- 12 Service Techs staffing 10 bays at the Commerce City facility.
- 4 Field Techs with fully equipped service trucks with plans to add a 5th unit in 2020.
- Train the Trainer an inhouse program for sweeper supervisors available upon request.
- Factory Training classes for both operation and maintenance of street sweepers.

Trade-In None.
Terms: Net 30 days after receipt of the invoice.
Delivery: 20 to 24 weeks after receipt of the order.

Additional Terms and Conditions

- All Prices are firm for 30 days from the date of the quote.
- If financed, order is subject to credit approval.
- Special order equipment may require a down payment prior to order being placed with the manufacturer.

Thank you for the opportunity of quoting this equipment.

Sincerely,

PARIS MACHINERY COMPANY

Ryan Giesler

District Manager

Cell Phone # 720-354-2512

e-mail Address: ryan.giesler@farismachinery.com

By: 

Town of Johnstown

This order is not binding until accepted by Faris Machinery Company, and is subject to terms and conditions set forth by Faris Machinery Company. No additional conditions, agreements or modifications to the terms herein shall be accepted by Faris Machinery Company.

Quote #: EL-PEL-JOHN-01-103119



Po Box 39
Henderson, Co. 80640

Phone: 303-288-8989
Fax: 303-288-8787
www.hardlineequipment.com

Proposal

Date	No.
12/11/2019	1271

Name / Address
Town of Johnstown, CO Attn: Accts Payable PO Box 609 Johnstown, CO 80534

Ship To
Town of Johnstown, CO Marco Carani 450 S Parish Ave Johnstown, CO 80534

P.O. No.		Rep		VIN #		Body S/N #		Body Model #	
		DK						Dulevo 6000 HD	
Item	Qty	U/M	Description				Rate	Amount	
Sweeper	1		Dulevo 6000 - High Dump Vacuum Assisted Mechanical Sweeper. Main Technical Specifications and Standard Equipment - 5.2 Cubic Meter Stainless Steel Hopper (6.8 Cubic Yards) - Hydraulically Powered with Variable Pump and Hydraulic Motor Directly Connected to the Front Differential - Hydraulic Power Steering with Four Wheel Steering - Self-leveling Rear Hydraulic Suspension - DOT Approved Lighting System (LED Tail Lights, Incandescent Headlights and Side Turns) - Two Seats (Driving From Right Side) Pressurized Cab Equipped with Filtering System and Safety Belts - Working Hour Meter - Speedometer with Total Miles and Working Odometer - Air Conditioning (Standard) - Heat - Brigade Rear-View Color Camera with 7" Monitor - LED Work Light Mounted on Side Broom (One Per Side) - LED Work Lights Mounted on Front Corners of Cab Illuminating Front Broom Area - 2 LED Strobe Lights Mounted on Front / Top of Cab - 1 LED Strobe Light Mounted on Upper Rear - Hydraulic Dumping from the Ground or in Raised				240,710.00	240,710.00	
Proposal Valid For 30 Days From Proposal Date							Total		



Po Box 39
Henderson, Co. 80640

Proposal

Phone: 303-288-8989
Fax: 303-288-8787
www.hardlineequipment.com

Date	No.
12/11/2019	1271

Name / Address
Town of Johnstown, CO Attn: Accts Payable PO Box 609 Johnstown, CO 80534

Ship To
Town of Johnstown, CO Marco Carani 450 S Parish Ave Johnstown, CO 80534

P.O. No.	Rep	VIN #	Body S/N #	Body Model #	
	DK			Dulevo 6000 HD	
Item	Qty	U/M	Description	Rate	Amount
			<p>Position</p> <ul style="list-style-type: none">- Stainless Steel Water Nozzles Equipped on Front Broom, and Each Side Broom- 132 Gallon Stainless Steel Water Tank (Tier III Engine Only), (90 Gallons on Tier IV Final)- Mirror for Front Broom Visibility Mounted in Center of Cab- USB, CD, AM/FM Player with 2 Speakers- Sweeping System Consists of:<ul style="list-style-type: none">- Hydraulically Adjustable, Centrally Located Main Broom- Left and Right Side Brooms- 180 Degree Right Hand / Left Hand Front Extendable Broom Equipped with Shear Bolt- Dual Belt Driven Conveyor with 11 Vertical Flights and Squeegees- Suction System Consists of:<ul style="list-style-type: none">- Two Hydraulically Controlled Suction Turbines- Polyester Gore Filtering System- Gore Filter Equipped with Standard 5 Year Warranty- Hydraulic Filter Shaker-High Dump Features:<ul style="list-style-type: none">- Dump Height into Tandem Axle Dump Truck up to 10'4" to the Bottom of Hopper,- Heavy Duty Rear Bumpers (Used for Protecting Sweeper from Damage While Backing into Dump Truck.- Hydraulic Parking Brake- Hopper Full Light with Suspension Safety Control- User and Maintenance Manuals / Parts CD		
Proposal Valid For 30 Days From Proposal Date			Total		



Po Box 39
Henderson, Co. 80640

Proposal

Phone: 303-288-8989
Fax: 303-288-8787
www.hardlineequipment.com

Date	No.
12/11/2019	1271

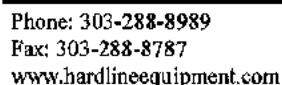
Name / Address
Town of Johnstown, CO Attn: Accts Payable PO Box 609 Johnstown, CO 80534

Ship To
Town of Johnstown, CO Marco Carani 450 S Parish Ave Johnstown, CO 80534

P.O. No.	Rep	VIN #		Body S/N #	Body Model #
	DK				Dulevo 6000 HD
Item	Qty	U/M	Description	Rate	Amount
Sweeper	1		- 6000K.60.04 / 6000K.09.21		
Sweeper	1		- LED Arrow Board Located on Rear of Unit Includes Control Panel Located Inside of Cab	2,890.00	2,890.00
Sweeper	1		- Electrically Controlled and Heated Mirrors (6000T.06.17)	700.00	700.00
Sweeper	1		- 3rd Mirror Per Side to View Dumping or Blind Spots - Recommended for High Dump Sweepers (6000T.06.28)	310.00	310.00
Sweeper	1		- Container Inspection Door Located on Curb Side (6000T.09.07)	940.00	940.00
Sweeper	1		- Hydraulic Opening Rear Door Operated From the Cab (6000T.09.08)	1,551.00	1,551.00
Sweeper	1		- Rear Suction Hose (6000T.03.02, 05)	1,870.00	1,870.00
Sweeper	1		- Water Fill and Wash Down System (Provided from Hardline Equipment)	2,887.00	2,887.00
Sweeper	1		- Built-In Hydraulic High Pressure Washer Equipped with 36' of Hose, Gun, and Self Winding Hose Reel (6000T.02.07)	5,760.00	5,760.00
Sweeper	1		- LubeCore Auto Lube System With Heavy Duty Korilla Line and Crimped Fittings	7,289.00	7,289.00
Sweeper	1		- 3 Year Warranty on Pump and Manifolds with Use of LubeCore/ Hardline Grease		
Sweeper	1		- Iveco / FPT Tier IV Final Engine Upgrade (095016000A) ***Will be Mandatory if Sweeper Ordered After October 2019** ***\$9,250.00		0.00
Sweeper			- Freight / Shipping / Customs Charges	12,510.00	12,510.00
DUL-6000Cum	1	ea	** Less MARCO CARANI Discount - this way he will NOT have to beat us up!!!!	-16,691.00	-16,691.00

Proposal Valid For 30 Days From Proposal Date

Total



Po Box 39
Henderson, Co. 80640

Date	No.
12/11/2019	1271

Name / Address
Town of Johnstown, CO Attn: Accts Payable PO Box 609 Johnstown, CO 80534

Ship To
Town of Johnstown, CO Marco Carani 450 S Parish Ave Johnstown, CO 80534

P.O. No.		Rep	VIN #	Body S/N #		Body Model #	
		DK				Dulevo 6000 HD	
Item	Qty	U/M	Description	Rate	Amount		
Sweeper	1		Annual Maintenance Agreement. Hardline Equipment will provide the following service on a new Dulevo 600 Sweeper. 4 visits to look over general condition of sweeper. Adjust front broom and elevator as needed. Note any needed parts and submit a quote unless it is under warranty. **LEVEL 1 MAINTENANCE CHECK \$960 PER VISIT** If additional maintenance per visit is desired i.e. fluid changes, filter changes we can quote this as well.	0.00	0.00		

Proposal Valid For 30 Days From Proposal Date

Total

\$260,726.00

Thank you for your business. Sales Tax Notice: Hardline Equipment LLC will be collecting all Sales Taxes due unless Buyer provides exemption documentation acceptable to your jurisdiction. This includes, but not limited to, all affiliated Nexus interstate Sales Taxes for your specific state and jurisdiction. This is subject to change. If Sales Tax is not presented on this document Hardline Equipment reserves the right to collect and remit sales taxes to comply with your state and jurisdiction regulations. By receiving this document, you agree to the collection of Sales Taxes.



December 2nd, 2019

PRICING AND SPECIFICATIONS:

GLOBAL M4 MECHANICAL STREET SWEEPER 2020 NEW INCLUDES:

GLOBAL M4 HIGH REAR DUMP SWEEPER, CUMMINS ISB6.7-280 HP, HIGH DUMP, HYDROSTATIC DRIVE, DUAL GUTTER BROOM, GRAY/WHITE POWDER COAT, A/C, ERGO SWITCH, IN-CAB LEAF GATE, REAR VIEW

PRICE FOR ONE (1) NEW STREET SWEEPER (SOURCEWELL): \$ 273,252.00

CONTRACT PRICE (Sourcewell): \$ 273,252.00

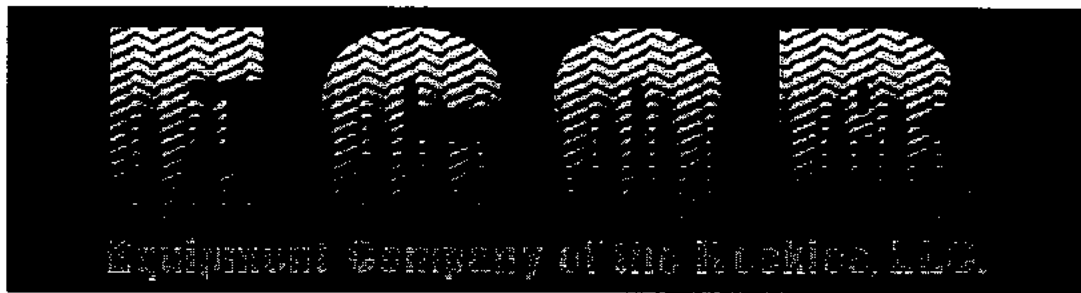
Sourcewell OPEN CONTRACT #122017 - GEP

WARRANTY:

SWEEPER: 2 Year Parts & Labor
Engine: 2 Year Parts & Labor (Cummins)
Sprockets: 2 Years Warranty
Dirt Shoes: 1000 Hour Warranty

OUR TERMS AND CONDITIONS ARE AS FOLLOWS:

DELIVERY: 90-120 DAYS ARO
FREIGHT: ALL PRICES QUOTED F.O.B. – JOHNSTOWN, COLORADO
TERMS: NET 30 DAYS
TAXES: NOT APPLICABLE



December 2nd, 2019

GLOBAL M4 MECHANICAL STANDARD EQUIPMENT

High Visibility Cab (Glass Entry Door Included)	5.6 cu yd (3.92 cu meter) Hopper (Volumetric)
72 dBA In-Cab Noise Level	Hopper Dump Alarm
Dust & Weather Sealed Cab	47" (1194 mm) dia. Gutter Brooms
Multi-Adjustable Suspension Seat	In-Cab Gutter Broom Pressure Adjustment
Tilt & Telescoping Steering Wheel	Tuf-Grip Disposable Gutter Broom Segments
Tinted Safety Windows & Windshield	32" x 56.5" (813 mm x 1435 mm) Tube Type Pickup Broom
Windshield Wiper/Washer	58" (1473 mm) Wide Squeegee Type Elevator
Ergonomic Go Pedal	PM10 High Quality PUB (Pick Up Broom)
Coolant Temp, Oil Pressure & Voltmeter Gauges	Two 18 gal (68 L) Hydraulic Oil Tanks
Coolant, Eng Oil Pressure & Low Hyd Oil Warning Lts.	Hydraulic Manifolds in LH Fender
Speedometer, Tachometer & Hourmeter	18.5' (5.6 m) Turning Radius
Fuel Level Gauge	Front & Rear Suspension
130 amp Heavy-Duty Alternator	All Sheet Metal Surfaces Primer Powder Coated
250 gal (945 L) Polyethylene Water Tank	All Sheet Metal Surfaces Powder Coated
Gutter Broom Water Spray Jets	Standard Frame Paint Color Gray
Pickup Broom Water Spray Jets	Standard Hopper/Cab/Fenders Paint Color White
Low Water Level Light in Cab	Fender Mounted Tool Box
15' (4.6 m) Hydrant Hose with Coupling & Wrench	Front & Rear Tie Downs with Tow Hooks
Front Spray Bar	Left & Right Dual West Coast Mirrors
Engine Block Heater	Buddy Seat
Centauri Precleaner	ERGO SWITCH STANDARD
Electrical Systems Locker	REAR VIEW CAMERA STANDARD
Four Wheel Disk Brakes	Load Leveling Device with Hopper Full Indicator
ABS Brake System	QuickChange Main Broom System
Cab Controlled Leaf Gate System	11-FLIGHT Elevator System & Heavy Sweep Package
LED Stop/Tail Lights, Clearance Lights	1 Sweeper Service Manuals in English
LED Gutter Broom Spotlights	1 Sweeper Parts Manuals in English
Sealed Beam Headlights	1 Sweeper Operator Manual in English
LED Gutter Broom Spotlights	2 Year Elevator Sprocket Warranty
2020 Cummins Engine with 5 gal. DEF Tank	



December 2nd, 2019

OPTIONAL EQUIPMENT INCLUDED IN TOTAL PRICE

1	323147	Elevator & Hopper Flusher
1	331016	GB Speed Control
1	323744	GB Tilt, Right Single (ILOS 323742)
1	330789	High Speed Hopper Lift/Dump
1	337772	Hopper Raise/Lower - Rear Fender Upgrade
2	333587	Extended Dock Bumper Extenders
1	325256	AM/FM Radio w/ CD with Aux & USB Ports (ILOS 353605NY)
1	323035	Aux. Power Source + 323034 Cap
1	318806	Seat, High Back, Air, Gray (ILOS 317052)
1	324981	Heated & Remote Controlled Mirrors with Heavy Duty Brackets (ILOS 324798, 309799)
1	331150	Arrowstick (LED)
1	326844	Cab Strobe (LED)
2	247632	Rear Flashing (LED) Strobes (mounted in hyd. Towers)
1	325514	Limb Guard (Cab Beacon/Strobe)
2	330133	LED Headlights Upgrade
1	327725	Front Flood Lights Dual Caltrans style
1	316607LED	Rear Flood Lights Rear (LED)
1	326566	Additional Rear Dock bumpers
1	302220	Slow Moving Vehicle Sign
1	NPN	Removed Automatic Safety Props - As Per Customer Request
1	322079	In-Cab Water Tank Gauge
1	325808	Autolube - Full System M4

WE THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE. SHOULD YOU REQUIRE ANY ADDITIONAL INFORMATION, REGARDING THE AFORMENTIONED PRICING, SPECIFICATIONS AND OPTIONS, PLEASE FEEL FREE TO CONTACT ME AT (303) 709-2272. THANK YOU!

RESPECTFULLY,

Ernest Ivy

ERNIE IVY

MEMBER OF EQUIPMENT COMPANY OF THE ROCKIES, LLC

EMAIL: ERNIEIVY@MSN.COM

CELL: (303) 709-2272

Quoted from stock are quoted subject to prior sales. Prices subject to adjustment to comply with manufacturer prices in effect at date of shipment and quotation automatically expire thirty (30) days from its date. Prices quoted do not include any state, local and/or other applicable taxes and such taxes (if any) shall be paid by the purchaser in addition to the quoted price, unless shown separately above. Delivery quoted is an estimate only and is based on the date of this quotation and is further subject to any delay encountered in receiving a firm order and to other factors being beyond our control. Warranty is limited to that on new machines as provided by the manufacturers, copies of which are available on request. It is understood that there are no verbal agreements or understandings, which in any manner conflict with the written terms of this quotation.



O.J. Watson Company, Inc.
 5335 Franklin Street
 Denver, Colorado 80216
 303-295-2885 or 800-332-2124
 Fax: 303-296-8049
 www.ojwatson.com

Quotation

Page 1 of 3

Customer: **OJW DEMO UNIT**

Salesperson: Mark Eckrich

Contact:
 Phone:
 2nd:
 Email:

Quote Number: **MRE1019**
 Quote Date: 11/6/2019
 Quote valid until: 12/6/2019
 Revision Number: 0

Work Order:
 PO Number:

Vehicle Information:

Year, Make & Model	2019 Freightliner M2-106 Conventional	Key #	
VIN #		Unit #	

Quoted Items:

Description of Work

O.J. Watson Company, Inc. is pleased to submit the following quotation for a Schwarze M6 Avalanche Twin Engine Mechanical Street Sweeper including:



HYDRAULIC SYSTEM:

- Pump, Variable displacement load sense piston
- Hydraulic Tank, 35-gallon, w/ shut-off valve
- Tank & Cab mounted level and temperature indicator
- 5 Micro Tank Breather Filter
- 10-micron cartridge return filter
- 100 Mesh Suction Strainer
- 120,000 BTU oil to air twin fan oil cooler

PNEUMATIC SYSTEM:

- Electronic Digital Readout Air Regulators
- Auxiliary Air Tank - 1,488 cu. in. capacity
- Electro-Pneumatic valves with push to connect fittings



O.J. Watson Company, Inc.
5335 Franklin Street
Denver, Colorado 80216
303-295-2885 or 800-332-2124
Fax: 303-296-8049
www.ojwatson.com

Quotation

Page 2 of 3

Description of Work

HOPPER

- Construction, A36 Carbon Steel, 10 Gauge, 3/16" Floor
- Roof skylights plus LED illumination & viewing window
- Capacity, 5.0 Cu.Yd.
- Lift Capacity, 14,000 LBS
- Twin Cylinder Scissor Lift and Dump
- Variable Dump Height, 16" to 138"
- Side Inspection Door with Built in Ladder Access
- External weatherproof dump switches

AUXILIARY ENGINE:

- Cummins QSF2.8 74 HP, Liquid Cooled

SQUEEGEE CONVEYOR:

- Heavy Duty, Constant-Radius Roller Chain
- Self-Aligning Bearings, Triple Sealed & Shielded
- Hydraulic Direct Drive / In Cab Adjustable Variable Speed
- Bolt In 1/4" Abrasion Resisting Floor Plate

MAIN BROOM:

- Diameter, 36"; Length 58"
- Hydraulic Direct Drive / In Cab Adjustable Variable Speed
- In-Cab Adjustable Pneumatic lift w/ Positive lift Lock
- Brush type: Solid core, Wafer or poly strip broom
- 2" wide Tungsten Carbide Trailing Arm Dirt Shoes
- Self-Aligning Bearings, Triple Sealed & Shielded

GUTTER BROOMS:

- Dual
- POWER tilt
- 49" Diameter
- 5 Segment Wire Filled Vertical Digger
- Hydraulic Direct Drive / In Cab Adjustable Variable Speed
- Free Floating Air Suspension & Air Extension

AUTO LUBE:

- Auto Lube system Vogel Sweeper

HOPPER:

- Standard hopper
- Vibrator assist

DUST CONTROL SYSTEM:

- Heavy Duty Electric diaphragm water pump
- 50 PSI, 5.88 GPM
- Water tank capacity 350 gallons, polyethylene
- 25-foot long fire hydrant fill hose
- 50 mesh cleanable filter, with shut off valve
- Five nozzles in front of main broom
- Seven nozzle front spray bar
- Four nozzles per gutter broom
- Air purge system for flushing water lines



O.J. Watson Company, Inc.
5335 Franklin Street
Denver, Colorado 80216
303-295-2885 or 800-332-2124
Fax: 303-296-8049
www.ojwatson.com

Quotation

Page 3 of 3

Description of Work

OPERATING CONTROLS:

- Six Sense - Six programmable sweep settings
- Swivel base console for left or right sweeping
- Keyed Ignition switch & Electronic Throttle
- Voltmeter, tach, oil pressure, water temp and hour meter
- Back lit sealed rocker switches with icon and text markings
- 7" TFT LCD color display, 800 x 480 pixels

LIGHTING:

- Rear mounted LED AMBER strobes with light guard
- LED stop-tail-turn-backup

PAINT:

- Standard WHITE paint - single stage clear coat

SAFETY EQUIPMENT:

- Fender mounted 12" Parabolic mirror set
- Camera system with split screen monitor
- Two body props to lock hopper in raised position
- Slow moving vehicle emblem, backup alarm,
- 5-lb fire extinguisher, and a warning triangle kit.
- Mud flaps

Freightliner M2 Specifications:

- **YEAR:** 2020
- **MAKE:** Freightliner
- **MODEL:** M2 106 Conventional
- **AXLE-FRONT:** 10,000
- **AXLE-REAR:** 23,000
- **ENGINE:** Cummins B6.7 200 HP@ 2400 RPM Increased to 220 HP
- **TRANSMISSION:** Allison 2500 RDS Automatic

Total Price not including Options or Taxes: \$267,100.00

Accepted

By: _____

Quoted By: _____

Mark Eckrich

Date: _____

Date: _____

11.18.2019

AGENDA ITEM 10E

Award Bid

Backhoe

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10E

SUBJECT: Backhoe Purchase

ACTION PROPOSED: Approve Bid to Purchase Backhoe

ATTACHMENTS: 1. 4 Rivers Quote
2. Wagner Cat Quote
3. New Holland

PRESENTED BY: Marco Carani, Director of Public Works

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a bid award request for a new Backhoe that was budgeted for the 2020 fiscal year.

Public Works Staff were able to demo two different backhoes. Two of the backhoe's were delivered to the town so public works staff could demo their product. Staff graded, dug holes and put both machines to their limits. The third backhoe was not provided as a demo, but in compliance with our purchasing requirements, we received a quote for the third unit. The John Deere proved to be more powerful and had better response on the digging controls.

The town's current backhoe is a 1990 John Deere. While not ideal for many of our jobs today, this machine will be kept as a backup at our Low Point Wastewater Plant for small jobs (moving sludge dumpster and grading gravel driveway to the Low Point Plant).

The three bids received are as detailed below, and Staff believe the best machine for our needs is the John Deere.

- 4 Rivers (John Deere) - \$113,450
- Wagner Cat (Cat) - \$120,000.
- New Holland - \$142,745.

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

\$140,000 was budgeted for the 2020 fiscal year.

RECOMMENDED ACTION: Approve the purchase of the John Deere as presented.

SUGGESTED MOTIONS:

For Approval:

I move to approve the bid award to 4 Rivers for a John Deere Backhoe in an amount not to exceed \$113,450.

For Denial:

I move that we deny the award and solicit more bids.

Reviewed and Approved for Presentation:

Town Manager

Backhoe Quotes

Customer Purchase Order for John Deere Construction and Forestry Products - USA

PURCHASER NAME AND ADDRESS (First Signer)				DEALER NAME AND ADDRESS				
NAME (First, Middle Initial, Last) Town of Johnstown				DEALER NAME 4 Rivers Equipment, LLC		DEALER ACCOUNT NO 17-7476		
STREET OR RR 450 South Parrish Ave				STREET OR RR 125 John Deere Drive				
CITY Johnstown	STATE CO	ZIP CODE 80534	COUNTY Weld	CITY Fort Collins	STATE CO	ZIP CODE 80524	Date of Order 10/10/19	
PHONE NUMBER 970-587-4701		EMAIL ADDRESS		DEALER ORDER NO:		TYPE OF SALE: CASH		
PURCHASER NAME AND ADDRESS (Second Signer)				PURCHASER TYPE: 5 Local Government		MARKET USE CODE: 49 Highways & Streets		
NAME (First, Middle, Last)				Add purchaser to Mailing list: (Check One or More) <input type="checkbox"/> Construction <input type="checkbox"/> Utility <input type="checkbox"/> Forestry <input checked="" type="checkbox"/> Government				
STREET OR RR				PURCHASER IS <input type="checkbox"/> BUSINESS <input type="checkbox"/> INDIVIDUAL		PURCHASER ACCT.: 21169		
CITY	STATE	ZIP CODE	COUNTY	<input type="checkbox"/> SOCIAL SECURITY <input type="checkbox"/> IRS TAX ID <input type="checkbox"/> EIN				
PHONE NUMBER	EMAIL ADDRESS			NO: _____				
EXTENDED WARRANTY IS <input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Rejected _____ (Initials)			LOCATION OF FIRST WORKING USE <input type="checkbox"/> Yes <input type="checkbox"/> No _____ Initials	COUNTY Weld	CITY Johnstown	STATE CO	COUNTY CODE	
Ultimate Uptime Package Purchased:								
QTY	NEW	DEMO	RENT	USED	EQUIPMENT (Give Model, Size & Description)	(Hours of Use)	PIN or Serial Number	DELIVERED CASH PRICE
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2020 John Deere 410L Backhoe	5	1T0410LXAF361370	\$113,450.00
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4x4, Ext, LED's, Hyd Loader Coupler, BH Coupler			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aux Hydraulics, Ride Control			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24"			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.5CuYd Loader Bucket for Coupler			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80" Coupler Forks			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
3yr/2000hr PT&HYD Warranty							(I) TOTAL CASH PRICE	\$113,450.00

QTY	TRADE-IN (Model, Size, Description)	(Hours of Use)	PIN OR SERIAL NUMBER	AMOUNT
ACKNOWLEDGEMENTS: Purchaser offers to sell, transfer, and convey the item(s) listed as "Trade-In" to the Dealer at or prior to the time of delivery of the above product(s), as a "trade-in" to be applied against the cash price. Purchaser represents that each "trade-in" item shall be free and clear of all security interests, liens, and encumbrances at the time of transfer to the Dealer except to the extent shown below. The price to be allowed for each "trade-in" item is listed on this document. The Purchaser promises to pay the balance due (line 9) shown hereon in cash, or to execute a Time Sale Agreement (Retail Installment Contract), or a Loan Agreement for the purchase price of the Product(s), plus additional charges shown thereon, or to execute a Lease Agreement, on or before delivery of the equipment ordered herein. Despite delivery of the product(s) to the Purchaser, title shall remain with the Seller until one of the foregoing is accomplished. The Purchaser and the Dealer agree that this Purchase Order is not a security agreement and that delivery of the Product(s) to the Purchaser pursuant to this Purchase Order will not constitute possession of the Products by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security of its equivalent. Purchaser understands that its rights in connection with this purchase are limited as set forth in this purchase order.			(2) TOTAL TRADE-IN ALLOWANCE (3) RENT APPLIED (4) BALANCE (1-3) (5) SALES TAX (6) ADDITIONAL FEES (7) SUB-TOTAL (8) TRADE PAYOFF (9) CASH WITH ORDER (10) BALANCE DUE (7+8-9)	\$0.00 \$113,450.00 \$0.00 \$113,450.00 \$113,450.00



Quote 200691-01

June 19, 2019

TOWN OF JOHNSTOWN
PO BOX 609
JOHNSTOWN, Colorado 80534

Attention: DON GARDNER JR

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

CATERPILLAR Model: 430F2 Backhoe Loader

STOCK NUMBER: 464192

SERIAL NUMBER: 0HWE01038

YEAR: 2019

HOURS: 4

We appreciate the opportunity to extend this quote. This quote is subject to availability and is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Regards,

David Gildea
Sales Representative
Wagner Equipment Co.

MACHINE SPECIFICATIONS

430F2 BHL ST, TIER 4, HRC
 C4.4 ENGINE
 STICK, EXTENDABLE, 16FT
 PT, 4WD, AUTOSHIFT
 LINES, COMBINED AUX, E-STICK
 ENGINE, 86KW, C4.4 ACERT, T4F
 HYDRAULICS, GP, 6FCN/8BNK, ST
 CAB, DELUXE
 WORKLIGHTS (8) HALOGEN LAMPS
 SEAT, DELUXE FABRIC
 BELT, SEAT, 2" SUSPENSION
 AIR CONDITIONER, T4
 TIRES, 12.5 80/19.5L-24, FS
 COUNTERWEIGHT, 1015 LBS
 STABILIZER PADS, FLIP-OVER
 RIDE CONTROL
 RADIO, FM BLUETOOTH
 PRODUCT LINK, CELLULAR, PL641I
 COLD WEATHER PACKAGE, 120V HRC
 GUARD, STABILIZER
 COUPLER, PG, MAN.D.LOCK, BHL F
 BUCKET-GP, 1.5 YD3, PO
 CUTTING EDGE, TWO PIECE,WIDE
 BUCKET-ROCK, HD, 24", 7.0 CFT

SELL PRICE	\$120,000.00
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Options:

Thumb to use with 24" Bucket	\$6,000.00
48" Ditch Cleaning Bucket (With drain holes)	\$2,800.00
54" Ditch Cleaning Bucket (With Drain holes)	\$3,000.00
60" Ditch Cleaning Bucket (With Drain Holes)	\$3,200.00

WARRANTY & COVERAGE

Standard Warranty:	12 Months Unlimited Hours, Parts and Labor (Travel Time included for the first 6 months)
Extended Coverage:	3 Year / 3000 Hour Powertrain and Hydraulic Extended Coverage Plan



FARM AND INDUSTRIAL EQUIPMENT SALES QUOTATION

Date: 12/20/2019

Customer Name: Town of Johnstown

Address: PO Box 609 / 406 Parish Ave

City: Johnstown

State: CO

Zip: 80534

County: Weld

Phone: (970) 587-4664

QTY	Model	Machines and Attachments	Serial #	STK #	TOTAL \$
1	110	New Holland Loader Backhoe	NZH402692	223230	\$ 128,995.00
1	87334962	Quick Connect Pallet Forks			\$ 3,800.00
1	85819317	Quick Connect 68" Bucket			\$ 2,800.00
1	85819323	Quick Connect Hydraulic Coupler			\$ 3,800.00
1	85819302	Hose Kit			\$ 450.00
1	57498439	Hydraulic Thumb			\$ 2,900.00
Subtotal:					\$ 142,745.00

Trade #	Trade Description	"As Is" Approval or Book Value	Over Allowance	Trade Allowance

Freight	
Handling	
State Tax	
City Tax	
Total Retail Price	\$ 142,745.00
Less Trade Allowance	\$ 0.00
Total Cash and/or Note	\$ 142,745.00

Customer Signature: _____

Date: _____

Sales Person Signature: _____

Date: 12/20/2019

AGENDA ITEM 10F

**Award Bid for Lone Tree
Electrical Contractor**

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10F

SUBJECT: Town of Johnstown Lone Tree Project

ACTION PROPOSED: Approve Electrical Contractor

ATTACHMENTS: 1. Sturgeon quote
2. Weifield quotes

PRESENTED BY: Marco Carani, Director of Public Works

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a request to award an Electrical Contractor for the Lone Tree Pump House Project.

As you may recall, Staff presented an item in November of 2019 to award the purchase of pumps and the SCADA contractor for the Lone Tree project. As you may also recall this project required additional funds that were requested and approved in the 2020 fiscal year to complete the work.

The improvements will include the removal of all electrical from the underground vault and install an above ground electrical panel with a new transformer to accommodate future growth at the pump house and we will replace the three 75 HP pumps with three 100 HP submersible pumps purchased in 2019

For the planned electric work, Staff solicited three bids of which, two contractors responded; Sturgeon Electric and Weifield Electric. The difference in the two bids was significant and to make sure of no mistakes in the submittals, we checked with the contractors directly to ensure they were both correct. The bid numbers are shown below and Staff is recommending awarding this project to Sturgeon Electric. The project should get underway no later than the end of January, pending any weather delays.

Bids are as follows:

Sturgeon Electric – \$109,360

Weifield Electric – \$191,543

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

All fund are within the budgeted amount

RECOMMENDED ACTION: Award Electrical Contractor for the Lone Tree project as presented

SUGGESTED MOTIONS:

For Approval:

I move to award the bid to Sturgeon Electric in the amount not to exceed \$109,360 with an additional 10% in the case of minor changes to the work scope which approvals are delegated to the Town Manager or his designee.

For Denial:

I move that we deny this award and solicit bids from additional contractors.

Reviewed and Approved for Presentation:

Town Manager

Electrical Contractor Quotes



12.17.2019

J&T Consulting, Inc.
305 Denver Avenue, Suite D
Fort Lupton, CO 80621

ATTN: J.C. York

RE: Lonetree Reservoir Pump Station

Dear J.C.,

Sturgeon Electric is pleased to present its Proposal for the Lonetree Reservoir Pump Station project.

This proposal is based upon the provided drawings dated 11.7.19 and updated Drawing E3 Notes 3 and 4. We will hold our pricing for thirty (30) days.

Total Bid:

\$ 109,360.00

Inclusions, clarifications, and exclusions:

Electrical Power Distribution:

- Install 1200A NEMA 3R PDP, (3) 200A NEMA 3R Non Fused Disconnects and NEMA 3R VFD Enclosure (all provided by others)

Equipment Connections and Branch Conduit/Wiring:

- Wiring is based on supply and installation of PVC coated GRC conduits (UG installations), GRC conduit (OH installations) and copper conductors as shown on the drawings.
- Trench, backfill and sandbed for UG electrical installations included.
- All equipment is a single point connection, line voltage only. We have included installation of flexible hook ups to each piece of equipment.
- Junction box in place of existing PLC slated for demolition.
- Conduit and wire for HVAC unit.

1. Daily clean-up of our own "identifiable" debris to centrally located dumpsters. (Dumpsters furnished by others.)
2. Pricing based on normal 7:00AM to 3:30PM hours and a 40-hour work week.
3. Excavation and backfill as specifically required for electrical raceway systems included.
4. Proposal is based upon a mutually acceptable schedule and contract.
5. Permit.
6. Fire stopping of conduit penetrations.
7. Sleeves for electrical work.

8. Bond rate if needed is .68.

Exclusions:

1. No cutting or patching of exterior concrete or asphalt.
2. CT cabinet, CT's and meter base.
3. Landscape/site restoration.
4. Utility Company charges, Medium Voltage Equipment, primary conductors.
5. Removal or disposal of any hazardous materials.
6. Builder's Risk premiums or deductibles as may be required or levied.
7. Any painting associated with electrical installations.
8. Any formed concrete.
9. Traffic Control.
10. Building Automation and Automatic Temperature Controls.
11. Trenching in frozen ground
12. Dewatering.
13. Supply/installing/terminating any fiber optic cable or back bone.
14. Sealing of any roof penetrations.
15. Providing loose starters or VFD's.
16. Providing/installing access doors.
17. Liquidated and Consequential damages.

We appreciate the opportunity to submit this proposal for your consideration and look forward to working with your firm. Should you have any questions or concerns please contact us at your convenience.

Sincerely,


STURGEON ELECTRIC COMPANY, INC.

Jon Brender
Project Manager
720.833.1174 cell
jbrender@myrgroup.com



December 20, 2019

WGC# ICO11610

J&T Consulting, Inc./Owner Rep
305 Denver Avenue, Suite D
Fort Lupton, CO 80621
Phone: 303.222.9530

Attn: J.C. York, P.E.

Reference: Johnstown – Lone Tree Pump Station

Weifield Group Contracting, Inc. is pleased to provide our proposal on the referenced project.

PRICING:

Base Bid	\$182,422.00
Contingency (5%)	\$9,121.00
Total	\$191,543.00

CLARIFICATIONS:

1. In this proposal the term "provide" shall mean to furnish and install, complete and ready for intended use.
2. In this proposal the acronym "FBO" shall mean Furnished by Others.
3. In this proposal the acronym "PBO" shall mean Provided by Others.
4. Our proposal is based on the contract documents listed below:
 - a. Specifications dated: N/A
 - b. Drawings dated: 05.20.19
 - c. Addendum No. 01 dated: 08.29.19
5. Our proposal is based on pricing as noted above
6. Proposal is based on a mutually agreeable lump sum contract and schedule to be negotiated upon selection.
7. Our proposal is based on a 40-hour work week
8. We have not included premium costs in our proposal.
9. Our proposal remains valid for 30 days
10. Our proposal is based on retention not being withheld.

6950 S. Jordan Road Centennial, CO 80550
303.428.2011 phone
303.202.0466 facsimile
www.weifieldcontracting.com

11. Cancellation charges incurred by Weifield Group Contracting Inc. shall be the responsibility of the customer along with associated freight charges.
12. Others shall not hold Weifield Group Contracting Inc. liable for errors, omissions, inadequacies of materials, or equipment specified or supplied by others.
13. We have not included provisions for differing site conditions.
14. We have not included dust control, de-watering, surveying, utility locates, or traffic control.
15. We will provide cleanup of our own identifiable debris waste and recycle containers furnished by the General Contractor/Owner.
16. Our proposal is based on all electrical materials being stored on site. We anticipate up to 1 pull behind trailer for the duration of the project.

EXCLUSIONS:

1. Bond premium
2. Sales Tax (Project is Tax Exempt)
3. Electrical Permit
4. Prevailing Wage Rates
5. Delays and/or extension of the project schedule
6. Engineering fees
7. Builders Risk Insurance
8. Handling or disposing of hazardous materials
9. Cut, patch, and replacement of concrete, asphalt, landscaping, and any other existing to remain surfaces
10. Directional Boring
11. All concrete including; housekeeping pads, light pole bases, ductbank encasement, protective bollards, etc.
12. Demolition
13. Temporary Generators
14. Dewatering
15. Painting
16. Furnish and Installation of any motors, rotameters, pressure gauges, valves, valve operators, solenoids, and/or limit switches
17. Installation of any equipment/instruments into process piping (mag flow meters, flowtubes, etc.)
18. Instruments, control wire, and control panels not specifically mentioned in above inclusions
19. All System Integration including but limited to Programming HMI interface, Hardware, Etc.
20. Electrical Equipment and Instrumentation

Sincerely,

WEIFIELD GROUP CONTRACTING INC.

Dustin Fladung

Director, Small Projects Industrial Division

Cell: 303.587.9185

Direct: 720.842.1329

6950 S. Jordan Road Centennial, CO 80550

303.428.2011 phone

303.202.0466 facsimile

www.weifieldcontracting.com

Bid Proposal

Friday, December 20, 2019

SUBMITTED TO: J&T Consulting, Inc./Owner Rep
305 Denver Avenue, Suite D
Fort Lupton, CO 80621
303.222.9530
Attn: J.C. York, P.E.

Proposal # ICO11610

JOB NAME: Johnstown – Lone Tree Pump Station

JOB LOCATION: Johnstown Waste Water Treatment plant

If this *Bid Proposal above is acceptance enough for binding the contract for Weifield to perform work without provisions of another contract issued by Owner/Engineer then signature below is required for work to commence and the parties agree that the terms and conditions of Weifield's standard subcontract shall control this work. The person executing this contract on behalf of Owner/Engineer represents and warrants that he or she has been duly authorized to execute this contract on Contractor's behalf and has the power to bind Contractor to terms and conditions thereof.

BY THEIR SIGNATURES, the parties agree to the terms on this proposal this ____ day of _____.

J&T Consulting, Inc./Owner Rep

By: _____

Title: _____

Customer PO# if required _____

Weifield Group Contracting Inc.

By: _____

Title: _____

* Please see attached pages for complete Bid Proposal documents.

AGENDA ITEM 10G

Award Operations Agreement
(Ramey Environmental Compliance, Inc.)



Ramey Environmental Compliance, Inc.
Management and Operation Solutions for
Water and Wastewater Treatment
303-833-5505

PO Box 99, Firestone, Colorado 80520
email: contact.us@RECinc.net
www.RECinc.net

**OPERATIONAL CONTRACT
FOR
"Town of Johnstown"**

This ("Contract") is made this 8th day of January, 2020, between the **Town of Johnstown**, a Colorado home rule municipal corporation ("JOHNSTOWN"), and **Ramey Environmental Compliance, Inc.**, a Colorado corporation ("REC").

RECITALS

A. JOHNSTOWN desires to engage REC to provide, and REC desires to provide, routine operational services for the JOHNSTOWN Water & Wastewater Facilities located at the JOHNSTOWN Water Treatment Plant and Wastewater Treatment Plants and all related locations, including, but not limited to, well sites, reservoirs, ditches and similar such locations ("Facilities").

B. REC is a certified operator licensed to operate the said Facilities as required by the State of Colorado. REC has acquired all the necessary State of Colorado permits to operate the Facilities.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES BETWEEN THE ABOVE PARTIES, THE PARTIES AGREE AS FOLLOWS:

1. SERVICES

1.1 REC agrees to perform the routine operational and related services and responsibilities.

A. For the Facilities, - which shall include, but not be limited to, the services set forth on Exhibit A, attached hereto and incorporated herein by reference.

The services set forth on Exhibit A do not include equipment services.

REC shall not provide equipment services without obtaining the prior written consent of the Town. If consent is provided, the equipment services shall be subject to a separate fee.

1.2 No Power to Act. Except as specifically provided herein or as otherwise agreed in writing between the parties, REC shall have no authority, right, power or ability to create any contract or obligation on behalf of JOHNSTOWN without

"JOHNSTOWN's" written approval, nor shall REC hold itself out as having any such authority, right, power or ability.

1.3 Repair of System Equipment. REC shall not be responsible for the repair of the water or wastewater system equipment. Any failure of the water and/or wastewater system equipment, which REC becomes aware of through routine checks, shall be promptly reported to JOHNSTOWN and, except as such failure may have been caused by REC, REC's responsibility for said failure shall end.

1.4 Time and Attention. REC shall devote such time and attention as shall be required for the competent completion of the requirements of this Contract.

1.5 Costs. REC shall not procure any materials, supplies and outside services necessary to carry out its duties under this Contract absent the prior written authorization of JOHNSTOWN. Materials and supplies shall be supplied and ordered by JOHNSTOWN.

2. COMPENSATION

2.1 Payment. The duties performed under this Contract shall be in consideration of the sum of \$ 15,000.00 per month. Such amount shall be invoiced monthly, following monthly service and shall be due thirty (30) days from date of invoice. For partial months, the monthly sum of \$15,000.00 shall be prorated.

In addition to the monthly charge, REC may charge for after hour emergency service calls at the a hourly rate set forth on Exhibit A . All such after hour emergency service calls shall have a two-hour minimum. Manager/Lead Operator will be available for additional hours if unforeseen events require their participation. In the event, those additional hours are required to maintain compliance, REC may bill "JOHNSTOWN". REC shall not charge for routine after hour telephone calls that do not require an ORC (operator in responsive charge) to travel to the Facilities.

2.2 Payment for Additional Duties. In the event that additional duties are required of REC that are not covered under this Contract, REC shall be reimbursed at the billable rate per hour set forth on Exhibit A for said additional work. Except in the case of emergency, REC shall notify JOHNSTOWN in **advance** of any additional work that is required to be performed along with an estimate of the cost and shall obtain JOHNSTOWN's written approval of said additional work prior to commencement of the additional work. In the case of an emergency, REC shall promptly provide JOHNSTOWN with written notice of the emergency situation and the work that was required to be performed.

2.3 Mileage Reimbursement. In the event that other driving is required of REC in the performance of its duties (excluding driving to and from JOHNSTOWN for normal duties under this Contract), JOHNSTOWN shall pay mileage to REC at the prevailing Internal Revenue rate for the current year. Billing for mileage shall be made to JOHNSTOWN on a monthly basis.

2.4 Employees of REC. JOHNSTOWN agrees that REC may use its employees for the performance of the terms of this Contract. Compensation of such employees shall be at REC's sole expense.

2.5 Independent Contractor Status. It is understood and agreed by both parties hereto that REC is in fact an Independent Contractor providing only the services of an Independent Contractor on a contract basis, not as an employee. JOHNSTOWN shall not be liable for any actions, negligence or inaction on the part of REC. **As an independent contractor, REC is not entitled to workers' compensation benefits except as may be provided by REC nor unemployment insurance benefits unless unemployment compensation coverage is provided by REC or some other entity other than "JOHNSTOWN". REC is obligated to pay all federal and state income tax on any moneys earned or paid pursuant to this contract relationship.**

2.6 Licenses and Conformance to Laws. REC shall perform the duties required of it under this Contract in compliance with all applicable federal, state, and local laws. REC shall at its expense, and at all times during this Contract,

maintain in full force and effect all certifications and licenses required by state or federal law to operate the Facilities, including, but not limited to, operator licenses for the class(es) of facilities to be operated for "JOHNSTOWN". REC agrees to coordinate performance of its duties with JOHNSTOWN staff, REC shall not be held liable for the negligent acts or omissions of JOHNSTOWN staff, unless such acts or omissions were taken in response to direction from REC. To the fullest extent permitted by law, JOHNSTOWN shall indemnify and hold harmless REC from and against claims, damages, losses and expenses, arising out of the negligent acts or omissions of JOHNSTOWN, or its employees, except to the extent such acts or omissions were undertaken at the direction of REC.

3. MISCELLANEOUS PROVISIONS

3.1. Insurance. REC shall, at no cost to "JOHNSTOWN", maintain a suitable insurance for General Liability with limits of 4M/10M, Automobile Liability with limits of 1M scheduled, hired and non-owned autos, Professional and Pollution Liability Insurance with limits of 4M/10M, and Workmen's compensation and Employers Liability with minimum limits of \$500,000 or as required by law, whichever is greater. All such insurance shall be obtained from responsible insurance carrier(s) authorized to do business in the State of Colorado 500HTH. REC shall supply JOHNSTOWN with a copy of a Certificate of Insurance at any time. REC will hold the insurance policy and shall not expire during the term of this Contract. Except for the workers compensation insurance, the insurance policies shall name JOHNSTOWN as an additional insured.

3.2. Non-Disclosure of Information. REC, or any employee of REC, will not, at any time, whether during or subsequent to the terms of this Contract, either directly or indirectly, divulge, disclose or reveal to any person, firm or corporation in any manner whatsoever any information of any kind, nature or description concerning any matters affecting or relating to JOHNSTOWN and the activities performed pursuant to this Contract, except as required by the Water Quality Control Division of the Colorado Department of Public Health and Environment pertaining to the discharge of the water and/or wastewater systems from the Facilities.

3.3. Tools of Trade. REC agrees to provide its own tools necessary for completion of its duties under this Contract

3.4 Return of Files. Upon termination of this Contract, REC shall promptly return to JOHNSTOWN any material, supplies, documents or other papers in its possession, which are the property of "JOHNSTOWN".

3.5. Term and Termination of Agreement Contract. The term of this Agreement Contract shall begin on the date set forth below in Section 3.24 above, shall be effective

as of such date regardless of the date of execution hereof, and shall expire on the 31st day of December of each calendar year. Thereafter, this Contract shall automatically renew on January 1 of each such subsequent year unless this Contract is terminated as provided herein. For each renewal year, REC shall be entitled to modify the rates set forth on Exhibit A consistent with the Consumer Price Index if written notice is provided to JOHNSTOWN on or before October 1 of the prior calendar year. For illustrative purposes, to raise rates for the 2021 calendar year, REC shall be required to provide written notice to JOHNSTOWN on or before October 1, 2020.

Notwithstanding the foregoing, either party may terminate this Contract, with or without cause, by providing ninety (90) days advance written notice to the other party. In addition, JOHNSTOWN may terminate this Contract for cause upon ten (10) days written notice. If REC cures the default during such ten (10) day period in a manner that is satisfactory to JOHNSTOWN, then JOHNSTOWN shall rescind such ten (10) day termination notice.

3.6 Negligence – Remedies; Indemnification.

REC assumes full responsibility for any and all damages caused by REC's actions or omissions under by this Contract. REC agrees that it will at all times protect, defend and indemnify and hold harmless JOHNSTOWN, its officers, agents, employees, tenants and their successors and assigns from and against all liabilities, losses, claims, demands, actions and court costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons resulting in any manner from the actions or failure to act of REC or any invitees, guests, agents, employees or subcontractors of REC, whether brought by any of such persons or any other person under this Contract.

3.7 Notices. Any notices and demands hereunder shall be in writing, and shall be deemed to have been given and received 1) upon personal delivery of same; 2) upon confirmed receipt of transmission of facsimile to facsimile number set forth below; or 3) 48 hours after the same shall have been deposited in the United States Registered or Certified Mail, postage prepaid, addressed to the parties hereto as follows:

Town of Johnstown

450 S Parish

Johnstown, CO 80534

Phone (970) 587-4664

Email: mcaranidseele@townofjohnstown.com

Ramey Environmental Compliance, Inc.

Attn: Wayne Ramey

P. O. Box 99

Firestone, CO 80520

Phone (303) 833-5505 Fax

(303) 833-5535

Email: wayner@recinc.net

Notice may also be provided by electronic mail notification ("e-mail") on the condition that the recipient acknowledges receipt of the e-mail and does not, upon receipt, object.

3.8 Binding Effect. The terms and conditions hereof shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and (except as herein otherwise provided) assigns.

3.9 Entire Agreement. This Contract contains, and its terms constitute, the entire agreement of the parties that there are no oral agreements between the parties, and it may be amended only by a written instrument signed by both parties to this Contract.

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

3.11 Illegal Aliens – Public Contracts for Services.

REC certifies that REC shall comply with the provisions of Section 8-17.5-101 *et seq.*, C.R.S. REC shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into an agreement with a subcontractor that knowingly employs or contracts with an illegal alien. REC represents, warrants, and agrees that it (i) has verified that it does not employ any illegal aliens, through participation in the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security, or (ii) otherwise will comply with the requirements of Section 8-17.5101(2)(b)(I), C.R.S. REC shall not use Basic Pilot Program Procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed. If REC obtains actual knowledge that a subcontractor performing work under this contract knowingly employs or contracts with an illegal alien, REC shall: (i) notify the subcontractor and JOHNSTOWN within three days that REC has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and (ii) terminate the subcontract with the subcontractor if within three days of receiving such notice, the subcontractor does not stop employing or contracting with the illegal alien, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien. REC shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If REC fails to comply with any requirement of this provision or Section 8-17.5-101 *et seq.*, C.R.S., JOHNSTOWN may terminate this Contract for breach and REC shall be liable for actual and consequential damages to the JOHNSTOWN.

3.12 Non-Solicitation of REC Employees. During the term of this Contract and for a period of two (2) years thereafter, JOHNSTOWN will not, either on its own behalf or that of another person, firm or corporation, solicit for employment or independent contractor, any REC employees employed on the Effective Date and employed during the term of this Contract.

3.13 Governing Law and Venue. This Contract shall be governed and construed under the laws of the State of Colorado. Venue for any action shall be in the County of Weld, State of Colorado.

3.14 Governmental Immunity. The Parties agree that JOHNSTOWN is relying on, and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to JOHNSTOWN, its officers, or its employees.

3.15 Assignment; Third Party Rights. REC may not assign, delegate or subcontract any part of its rights, duties or obligations under this Contract. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

3.16 Amendment. This Contract may not be amended or modified except by a subsequent written instrument signed by both Parties.

3.17 Severability. If any part, term or provision of this Contract is declared unlawful or unenforceable, the remainder of this Contract shall remain in full force and effect, except that, in the event any state or federal governmental agency or court authoritatively determines that the relationship between JOHNSTOWN and REC is one of employment rather than independent REC, this Contract shall become null and void in its entirety.

3.18 Waiver. No consent or waiver, express or implied, by a Party to or of any breach or default by the other Party in the performance by the other Party of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the non-defaulting Party. Failure on the part of any Party to complain of any act or failure to act or to declare any other Party in default, irrespective of how long such failure continues, shall not constitute a waiver by such Party of its rights hereunder.

3.19 Mediation. In the event of any dispute arising under this Contract, except in the case of injunctive relief as set forth in Section 3.20, the Parties shall submit the matter to mediation prior to commencing legal action and shall equally share the cost of the mediation.

3.20 Right to Injunction. The Parties hereto acknowledge that the services to be rendered by REC under this Contract and the rights and privileges granted to JOHNSTOWN under the Contract are of a special, unique, unusual and extraordinary character which gives them a peculiar value, the loss of which may not be reasonably or adequately compensated by damages in any action at law, and the breach by REC of any of the provisions of this Contract may cause JOHNSTOWN irreparable injury and damage. REC agrees that JOHNSTOWN, in addition to other relief at law, shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Contract by REC.

3.21 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Contract, the prevailing party, to the extent permitted by law, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

3.22 No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Contract. Each Party acknowledges that the entry into and execution of

this Contract is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Contract and with respect to all matters set forth herein. The Parties agree that this Contract reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this Contract, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

3.23 Headings. The headings in this Contract are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Contract or any part thereof.

3.24 Effective Date.

The effective date of Contract Services shall start as of the 8th day of January.

IN WITNESS WHEREOF, the parties have executed this Contract on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Matthew S. LeCerf, Town Manager

RAMEY ENVIRONMENTAL COMPLIANCE, INC.

By: R. Wayne Ramey
Name: R. Wayne Ramey
Title: President

STATE OF COLORADO)
_____)ss

COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____
20____, by _____ as the _____ of _____

WITNESS my hand and official seal,

My commission expires: _____

Notary Public

Exhibit "A"

Town of Johnstown Water Treatment Operations and Maintenance SCOPE OF SERVICES

Contractor shall perform all the following listed tasks:

1. Scope

- 1.1 Operational oversight of the Town's 6.0 MGD water treatment facility and appurtenances (Lone Tree raw water pump station and the Johnstown Reservoir raw water pump station and booster stations).

2. General

- 2.1 The Contractor shall operate the facilities so as to comply with all applicable laws and regulations promulgated by the State of Colorado, including its agencies. The on-site lead operator will work under the direction of the ORC who holds an "A" water certification.
- 2.2 The Contractor shall work under the direction of, and report to the Town Manager or Public Works Director or their designated representative.
- 2.3 The Contractor shall follow the instructions and/or recommendations for O&M as contained in the plant O&M manuals, and in the manuals furnished by the equipment suppliers. If the operator disagrees with any provisions of these documents, he shall document such disagreements to the Town Manager/Public Works Director for resolution. The operator shall minimize electrical and gas energy usage, and other utilities or commodities.
- 2.4 The Contractor shall perform the specific tasks itemized below. It is intended that O&M services be provided by trained and experienced operators having a high level of competence; and that complete O&M services for the subject facilities are intended whether or not normally required.

3. Specific Tasks - Water Treatment

- 3.1 **Management.** Supervise and direct the plant staff in daily, weekly, monthly and annual tasks.
- 3.2 **Laboratory.** Supervise and direct the process control laboratory. Tests to be run at lab will be used to streamline the operations and reduce errors in chemical usage and raw water changes. Town shall provide expendables,

including glassware, reagents, test kits, etc. Collect and deliver to a certified laboratory samples for periodic chemical analyses as required by the permit.

- 3.3 **Operations.** Determine proper flow rates and optimum chemical feed rates. Calibrate, fill and adjust all chemical feeders, mixers, pumps, etc. involved with the treatment processes.

Provide Town Manager/Public Works Director a list to maintain a suitable inventory of process chemicals, and order and receive chemicals.

- 3.4 **Shop.** Maintain shop and provide direction on necessary tools for the maintenance and repairs of plant.

- 3.5 **Maintenance.** Prepare an inventory of lubricants and common replacement wear parts that could be critical to maintaining operations. On approval by the Manager/Public Works Director, maintain a suitable stock of such parts with an on-hand status inventory.

Carry out all lubrication and preventative maintenance checks. Notify Town Manager/Public Works Director of any problems requiring capital expenditures or outside services. Coordinate and assist outside service work.

- 3.6 **Cleanliness.** The Contractor shall be responsible for directing the work to maintain the cleanliness and appearance of the interior spaces of all plant facilities in a professional manner. Bathrooms shall be cleaned at least twice monthly. The Town shall provide all cleaning supplies and equipment and shall collect and remove all trash from inside plant facilities. The Town shall be responsible for maintaining the cleanliness and appearances of the exterior building and grounds within the plant property boundaries. The Town shall also provide and arrange for trash hauling and dumpster service to the plant facility.

- 3.7 **Availability.** Certified Operator to be available always, with a one (1) hour maximum response time to any emergency at the plant or a related operations site. Maintenance person to be available at all times, with a one (1) hour maximum response time to any emergency at the plant or a related operations site. Have relief operators available to maintain daily operations and maintenance checks.

- 3.8 **Repairs.** Repair and/or replace minor item problems that an operator typically would do. For more complex repairs, consult with the Town Manager/Public Works Director to arrange for outside contract work. This will not apply to major replacements or improvements that would typically be capitalized.

- 3.9 **Reporting/Records.** The operator shall furnish test results and MOR's required to CDPHE. The operator shall prepare a monthly report and submit this to the Town Manager/Public Works Director by the end of the following month. The monthly report shall at a minimum, include the following:

- A. Records of raw water flow and treated flows for the month with maximum daily values.
 - B. Graphs or data showing chemical use, electrical usage and other data indicated in the O&M manual or designated by the Town Manager/Public Works Director as needed. Summary of repair and maintenance activities.
 - C. Itemization of problems experienced.
 - D. Cost data or other information requested by the Town Manager/Public Works Director.
 - E. A detailed daily log shall be maintained at plant site and shall be available for review at all times.
- 4.0 **Consulting – billed as extra.** Provide consulting reports as requested for normal operations. Provide assistance in creating "Request for Proposals" for Master Plans and/or rate studies. Assist Town in selecting Consultants; vendors; SCADA integrators, etc.
- 4.1 **Training.** Develop, update and train personnel along with SOP's for the cross training for operational excellence.

**Town of Johnstown
Wastewater Treatment Operations and Maintenance
SCOPE OF SERVICES**

Contractor shall perform all the following listed tasks:

- 1. Scope**
- 1.2 Continuous oversight of the Town's 0.999 MGD Central wastewater treatment facility and the 0.999 MGD Low Point WWTP.
- 2. General**
- 2.1 The Contractor shall operate the facilities so as to comply with all applicable laws and regulations promulgated by the State of Colorado, including its agencies. The on-site lead operator will work under the direction of the ORC who holds an "A" water certification.

- 2.2 The Contractor shall work under the direction of, and report to the Town Manager or Public Works Director or their designated representative.
- 2.3 The Contractor shall follow the instructions and/or recommendations for O&M as contained in the plant O&M manuals, and in the manuals furnished by the equipment suppliers. If the operator disagrees with any provisions of these documents, he shall document such disagreements to the Town Manager/Public Works Director for resolution. The operator shall minimize electrical and gas energy usage, and other utilities or commodities.
- 2.4 The Contractor shall perform the specific tasks itemized below. It is intended that O&M services be provided by trained and experienced operators having a high level of competence; and that complete O&M services for the subject facilities are intended whether or not normally required.

3. Specific Tasks - Wastewater Treatment

- 3.1 **Management.** Supervise and direct the plant staff in daily, weekly, monthly and annual tasks.
- 3.2 **Laboratory.** Operate the process control laboratory. Tests to be run at lab include: D.O., TSS (influent & effluent); MLVSS (sludges); coagulant dosage optimization (jar tests or other if equipment furnished); and pH. Calculate and plot F:M ratios daily. Settling meters, and/or other monitoring values as required by the Town Manager/Public Works Director and Contractor. Town shall provide expendables, including glassware, reagents, test kits, etc. Collect and deliver to a certified laboratory samples for periodic chemical analyses as required by the permit.
- 3.3 **Operations.** Determine proper waste sludge flow rates and optimum chemical feed rates. Calibrate, fill and adjust all chemical feeders, mixers, pumps, etc. involved with the treatment processes. Maintain optimum D.O. levels in all basins.

Provide Town Manager/Public Works Director a list to maintain a suitable inventory of process chemicals, and order and receive chemicals.

Control dissolved oxygen recycle flows and waste solids flows so as to attain process efficiency and not upset the plant.

Manage waste digested sludge operations. Schedule assist and monitor waste sludge hauling. Control waste sludge withdrawals so as to maximize solids content (minimize hauling costs).

Keep bar screenings and collected grit confined and manage disposal of same.

- 3.4 **Shop.** Maintain shop with necessary tools for the maintenance and repairs of plant.
- 3.5 **Maintenance.** Prepare an inventory of lubricants and common replacement wear parts that could be critical to maintaining operations. On approval by the Manager/Public Works Director, maintain a suitable stock of such parts with an on-hand status inventory.
- 3.6 **Cleanliness.** The Contractor shall be responsible for directing the cleanliness and appearance of the interior spaces of all plant facilities in a professional manner. The Town shall provide all cleaning supplies and equipment and shall collect and remove all trash from inside plant facilities. The Town shall be responsible for maintaining the cleanliness and appearances of the exterior building and grounds within the plant property boundaries. The Town shall also provide and arrange for trash hauling and dumpster service to the plant facility.
- 3.7 **Availability.** Certified Operator to be available at all times, with a one (1) hour maximum response time to any emergency at the plant or a related operations site. Maintenance person to be available at all times, with a one (1) hour maximum response time to any emergency at the plant or a related operations site. Have relief operators available to maintain daily operations and maintenance checks.
- 3.8 **Repairs.** Repair and/or replace minor item problems that an operator typically would do. For more complex repairs, consult with the Town Manager/Public Works Director to arrange for outside contract work. This will not apply to major replacements or improvements that would typically be capitalized.
- 3.9 **Reporting/Records.** The operator shall furnish test results and DMR's required to CDPHE. The operator shall prepare a monthly report and submit this to the Town Manager/Public Works Director by the end of the following month. The monthly report shall at a minimum, include the following:
- A. Records of loads (flow and BOD) for the month with maximum daily values.
 - B. Graphs or data showing F:M ratios, loadings, and other data indicated in the O&M manual or designated by the Town Manager/Public Works Director as needed. Summary of repair and maintenance activities.
 - C. Itemization of problems experienced.
 - D. Cost data or other information requested by the Town Manager/Public Works Director.
 - E. A detailed daily log shall be maintained at plant site and shall be available for review at all times.

- 4.0 **Training.** Develop, update and train as necessary personnel on daily, weekly and monthly operations and SOP's for the cross training for operational excellence.

Costs/Billing Information

A	Water Treatment Operations and maintenance	INCLUDED IN MONTHLY FEE
B	Wastewater Treatment Operations and Maintenance	INCLUDED IN MONTHLY FEE

Total Monthly Fee: \$15,000.00

Summary of company's billing practices:

Invoices are generated (2) two times per month. The first invoice for the month can include services for Laboratory, Chemicals and equipment that may be from the prior month as well as the current month. The second invoice or month end invoice will be for any additional services such as Laboratory, Chemicals and equipment along with Water and Wastewater services for the prior month. The Town will purchase all materials. Terms of invoices are net 10 days unless otherwise noted in the contract. Payments are made from invoices. No statements are sent.

Billing Rates for support personnel:

Bio Solids Report	\$ 404.00 (paperwork only)
Annual Reports	\$ 404.00 (paperwork only)
Consumer Confidence Reports	\$ 110.00 - \$140.00 depending on report
Collection System Flow Monitoring	\$ 184.00 per 24 hours per meter
Equipment Rental	in concordance with provided quote
Mileage	Prevailing Internal Revenue Rate

Operator Services:

Base rate ORC service	\$ 336.00 per month per class
Administration	\$ 63.00 per hour
Other ORC services	in concordance with review

Facility Operator	\$ 75.00 per hour
Lead Operator	\$ 87.00 per hour
Additional Overtime Rate	\$ 113.00 per hour per operator
Management Services/Industrial	\$ 110.00 per hour (class "A")
Mechanic & Maintenance Service	\$ 105.00 per hour + mileage
Consulting	\$ 147.00 per hour
Locates	\$ 33.00 - \$179.00 per locate
Grease Traps	\$ 58.00 each
Sewer Tap Inspections	\$ 89.00 each

AGENDA ITEM 10H

**Johnstown Area Comprehensive Plan
Update**

(Contract – Logan Simpson)

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10 H

SUBJECT: Johnstown Area Comprehensive Plan Update

ACTION PROPOSED: Approve Planning Consultant contract award

ATTACHMENTS:

1. Logan Simpson Proposal & Revised Bid
2. RICK Engineering Proposal & Revised Bid
3. Sanderson Stewart Proposal & Revised Bid
4. Cushing Terrell (CTA) Proposal & Revised Bid

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a bid award request for the update to the Johnstown Area Comprehensive Plan. The Comprehensive Plan and Land Use Code update was budgeted for \$150,000 in 2020, to work with town staff and the community to develop a full update of background, analysis, community engagement, and drafting of the 2020 update to the comprehensive plan and land use code rewrite.

A request for proposals was posted online on APA (American Planning Association) Colorado website as well as the Town website in September. The initial request was for a Comprehensive Plan update as well as a rewrite of the town's municipal code related to development.

Four well-qualified consultants responded with proposals. Due to several factors, Staff requested a modification to the scope, timeline, and estimated fees based on only developing the Comprehensive Plan scope, removing the land use code from the proposals and moving forward with the Comprehensive Plan update only. The full proposals and revised quotes/timelines/scope are attached, and number respectively, for your information. The four consultants are:

1. Logan Simpson (\$100,000)
2. RICK Engineering (\$149,765)
3. Sanderson Stewart (\$140,000)
4. Cushing Terrell (CTA) (\$146,740)

Upon detailed review of these proposals, extensive review of current and past work products for similar-size municipalities, and discussions with referenced municipalities, Staff believes that Logan Simpson will be a strong partner in assessing the current situation and resources of Johnstown and assisting Town Staff with engaging the public, a range of stakeholders, and our Town officials in crafting a vision, goals, and action items to move the Johnstown community forward as we continue to respond to growth pressures and external/economic factors while working diligently to preserve and enhance the current quality of life of all Johnstown area residents. Logan Simpson has assembled a great project team, with extensive experience throughout Colorado and the Front Range.

The Town will be utilizing our standard, previously-approved Professional Services Agreement, with Town Manager as signatory.

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

\$150,000 for 2020 is budgeted for this project.

RECOMMENDED ACTION:

Approve a contract award.

SUGGESTED MOTIONS:

For Approval:

I move to approve the contract award to Logan Simpson for the Comprehensive Plan project in an amount not to exceed \$100,000.00.

For Denial:

I move that we deny the award and solicit additional bids.

Reviewed and Approved for Presentation:

Town Manager

Proposals



TOWN OF JOHNSTOWN
**COMPREHENSIVE PLAN UPDATE
AND DEVELOPMENT CODE REWRITE**

PROPOSAL SUBMITTED BY LOGAN SIMPSON
SEPTEMBER 30, 2019

1. COVER LETTER



L O G A N S I M P S O N

213 Linden Street, Suite 3000
Fort Collins, Colorado 80524
P: 970-449-4100
www.logansimpson.com

September 30, 2019

Kim Meyer, Director
Planning and Development
Town of Johnstown
4510 South Parish Avenue
Johnstown, Colorado 80534

Subject: Request for Proposals, Comprehensive Plan Update and Development Code Rewrite

Dear Ms. Meyer and members of the Selection Committee,

Logan Simpson is pleased to submit our qualifications and approach for the Town of Johnstown's updates to both the Comprehensive Plan and Development Code. Founded in 1990 in Tempe, Arizona, Logan Simpson also has offices in Tucson and Flagstaff, Arizona; Salt Lake City, Utah; Eugene, Oregon; Boise, Idaho; and Fort Collins, Colorado. As a planning and design firm, Logan Simpson strives to understand the relationships between the elements that create a sense of place and the social fabric that creates a sense of community. We have developed comprehensive plans; design guidelines; downtown plans; mobility, housing, and economic plans; and functional placemaking opportunities for communities in Colorado, Wyoming, Utah, Idaho, Montana, Florida, and Arizona.

Logan Simpson uses proven tools and methods to ensure we understand who will use a space, how they will use it, what infrastructure and amenities are essential to accommodate that use, how much it will cost to implement, and which funding mechanisms are available to the Town and community. In recent years, many of our comprehensive planning efforts have either included elements of or full land use/development code updates; in some cases, code updates have been completed as separate efforts following our successful completion/adoption of the comprehensive plan.

We also bring a long history of working with Johnstown; two of our principals contributed to a considerable amount of the Town's planning while at EDAW/AECOM; Bruce Meighen led the 2006 Comprehensive Plan and Downtown Master Plan, and Jana McKenzie guided the design for the 2534 Development Design Guidelines, Downtown Master Plan, and Downtown Streetscape Enhancements. They bring a wealth of historical and institutional knowledge, which will be blended with the fresh perspective of our planning staff and subconsultant team to create a unique dynamic that promotes feasible, tangible, creative planning concepts and code recommendations. Our project team has further been chosen to balance this experience, expertise, and availability with the needs outlined in the scope of work. Principal Planner Bruce Meighen will guide the team through contracting, provide big ideas, and facilitate public engagement, while project manager Jennifer Gardner will oversee day to day coordination, serve as the primary author of, and manage discussions with the public and stakeholders for both plans and will work with our in-house planners, urban and landscape designers, public outreach specialists, land use planners, and production team to produce materials and draft language/graphics for the comprehensive Plan update. We have partnered with White & Smith, a planning and law group, to guide the code tasks; assistant project manager Tyson Smith will draft updated language, review current code and recommendations against applicable case law and state statutes, and can assist in ensuring conformance with Reed vs. Gilbert on sign code updates specifically for the Development Code Rewrite.

We encourage you to reach out with any questions you might have on our submittal, and look forward to a discussion on how Logan Simpson can continue to help guide responsible change in Johnstown's growing community!

Regards,

Bruce Meighen, AICP, Principal Planner
Principal Planner
E: bmeighen@logansimpson.com

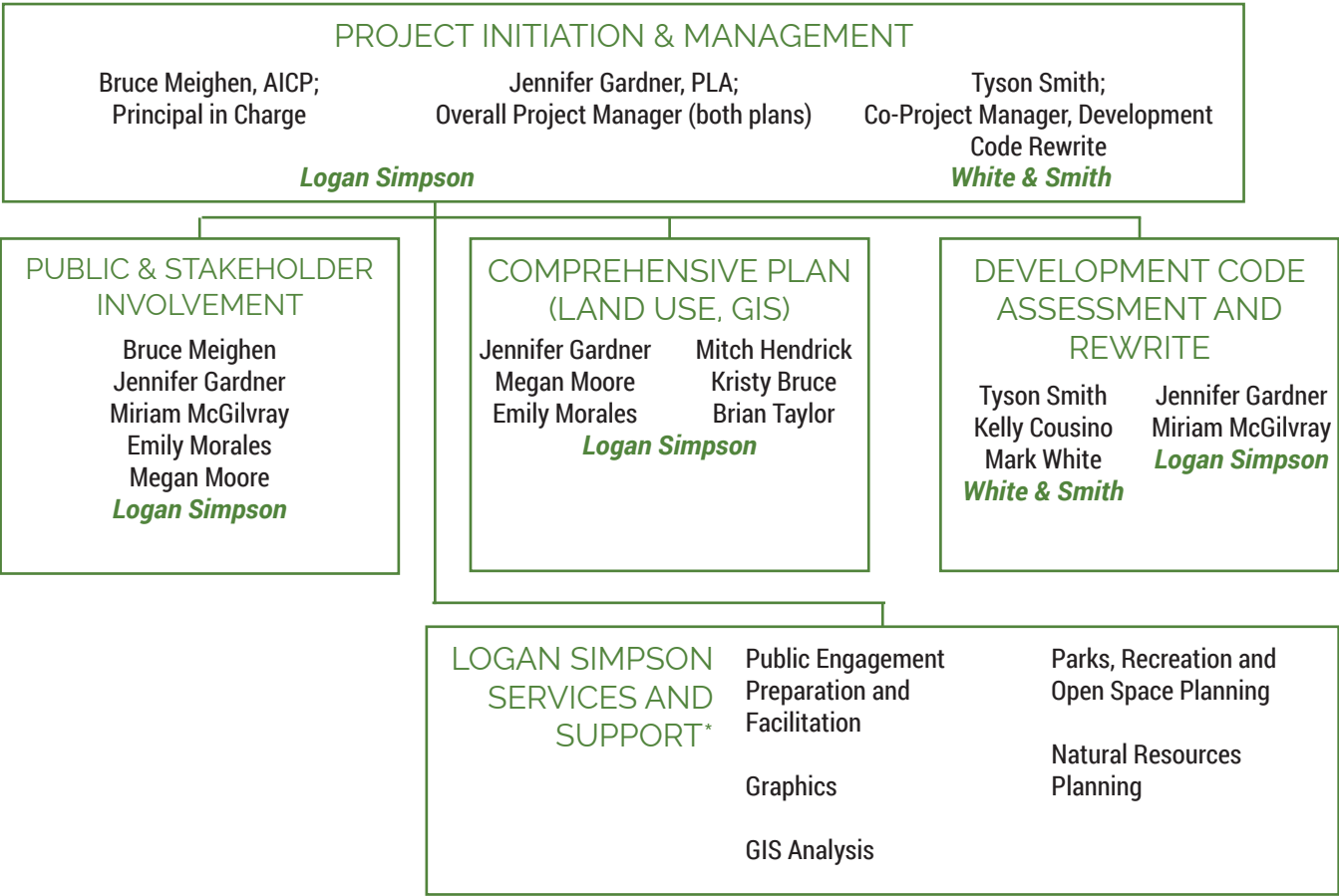
Jennifer Gardner, PLA
Project Manager
E: jgardner@logansimpson.com

2. QUALIFICATIONS AND KEY PERSONNEL

Logan Simpson proposes a cohesive team to work collaboratively on both the comprehensive plan update and development code rewrite. Our planning principal, Bruce Meighen, will serve as principal in charge of the plans, providing contract management, engagement support, and overall guidance on the document authorship. Planner Jennifer Gardner will serve in the role of project manager for both plans, managing the day to day operations and coordination with the Town, consultant White & Smith, and internal staff. Strong technical support for the Development Code Rewrite portion of the project will come from Tyson Smith from White & Smith, LLC. As Co-Project Manager for the Code, Tyson will manage the majority of the assessment and draft language. This is an effective team that can be trusted to run the projects in parallel to each other, crossing when necessary for public input; Staff, Boards and Commissions, and committee meetings; and integration of vision, goals and policies.

In addition to the project management team, Logan Simpson is supported by a staff of planners, designers, and GIS and graphics specialists who will contribute to specific elements of the plan and code update, such as downtown and development standards, mapping and cartography, public engagement materials and facilitation, research and data gathering, and graphic and technical development and review. Our firms bring the full support and capacity of our respective staffs, as outlined in the organizational chart below and detailed in key personnel résumés.

ORGANIZATIONAL CHART





PROJECT MANAGEMENT TEAM



BRUCE MEIGHEN, PRINCIPAL, AICP | LAND USE ADVISOR

Bruce is a certified planner with 25 years of experience and more than 50 awards in comprehensive planning and public involvement. His planning experience includes the successful completion of hundreds of public involvement programs associated with economic, recreation, transportation, and planning assignments. Bruce has spent his career working with quality of life communities in the West, particularly those seeking to preserve their character while exercising adaptability and innovation. Many of his projects include incorporation of funding sources and incentivization, and a number of plans have resulted in changes to code and development strategies. He will serve as the project's principal in charge, and will be responsible for contract management in addition to land use review, public engagement facilitation, and quality assurance review of the draft update.

Education

Master of City and Regional Planning, Georgia Institute of Technology, 1994

B.A., Geography Urban Systems, McGill University, Montreal, Quebec, 1992

Professional Registrations

American Institute of Certified Planners (AICP)

Selected Relevant Experience

- Wellington Comprehensive Plan and Land Use Code Update, Colorado
- Elevate Eagle Comprehensive and Land Use and Development Code Update, Colorado
- Imagine Winter Park Town Master Plan, Colorado
- Town of Mead Comprehensive Plan and subsequent Transportation Master Plan, Colorado
- Larimer County Comprehensive Plan and Mountain Resiliency Plan, Colorado
- Timnath Comprehensive Plan, Colorado
- Create Loveland Comprehensive Plan Update, US 287 Strategic Plan, and subsequent Zoning Code Update, Loveland, Colorado
- City and County of Broomfield Comprehensive and Transportation Plan Updates, Colorado
- Green Mountain Falls Comprehensive Plan, Colorado
- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Adams County Local District Plan, Brighton and Adams County, Colorado
- Arvada Comprehensive and Transportation Plan and subsequent Land Use Code Update, Colorado
- PlanCOS Comprehensive Plan, Colorado Springs, Colorado
- Westminster Comprehensive Plan Update, Colorado
- Castle Pines Comprehensive Plan, Colorado
- Generation Casper Comprehensive Plan, Wyoming
- Cody Comprehensive Plan, Wyoming
- Douglas 2013 Master Plan, Wyoming
- Town of Jackson / Teton County Comprehensive Plan and Character Districts; Land Development Regulations Update; Workforce Housing Action Plan; and Integrated Transportation Plan, Wyoming
- Teton View Regional Plan for Sustainable Development, Idaho and Wyoming
- Teton County Comprehensive Plan, Idaho
- West Central Mountains Economic Development Strategy, Valley County and Meadows Valley, Idaho
- MyMeridian Comprehensive Plan, Idaho
- Historic Preservation Master Plan, Twin Falls, Idaho
- Grow With Use—Twin Falls Comprehensive Plan, Idaho
- McCall Downtown Master Plan Update; Comprehensive Plan and Transportation Plan Updates; and Workforce Housing Study, Idaho
- Millcreek General Plan, Meadowbrook District Form Based Code, and Town Center Code Graphics, Utah
- Salt Lake City Sustainable Code Review, Utah
- Ogden Valley General Plan Update, Utah
- Wasatch Canyon General Plan, Utah
- South Jordan General and Subarea Plans, Utah
- The River Bottoms Vision Plan, Spanish Fork, Utah
- Commercial Centers Land Use Evaluation and Code Language, Osceola County, Florida
- W192 Streetscape and Building Design Guidelines, Sign Code, and Land Use Code, Osceola County, Florida
- Wasatch Canyons General Plan, Salt Lake County, Utah
- Farmington 2040 Comprehensive Plan Update, New Mexico
- Southwest Salt Lake County Vision, Utah
- Bozeman Community Plan, Montana
- Big Sky Resort Area District Community Visioning Strategy, Montana



JENNIFER GARDNER, ASLA, PLA | PROJECT MANAGER

Over the past 19 years, Jennifer has been dedicated to the planning and design of spaces small and large. Her tireless passion for connecting the natural and built environments has led to an extensive resume of planning and design projects spanning both public and private sector. Jennifer is experienced with planning and entitlement, land use code development, design guideline development, and comprehensive plans. Through years of entitlement work, she has gained much insight into the opportunities and challenges that small and rural communities face, and is dedicated to building the framework to help each community achieve their ultimate development goals.

Education

B.S., Landscape Architecture, Colorado State University, 2000 (ASLA Student Merit Award)

Professional Registrations/ Accreditations

Registered Landscape Architect, Colorado #714, Wyoming #LA-0136C

Colorado ASLA North Area Director

CSU Alumni Advisory Board for Landscape Architecture Department

Member American Society of Landscape Architects

Jennifer is the project manager for the land use code update portion of Eagle Land Use Code Update, which will include a complete overhaul of the existing code which has not been substantially updated since the 1980s. Some of the new concepts being contemplated for inclusion in the new code include green building standards, mixed use zone districts to provide a more sustainable approach to development of commercial areas, accessory dwelling units, and tiny homes. The process will include a full code audit and final assessment document to include recommendations. She has also been working on on-call projects in Osceola County, Florida, developing a mixed-use district handbook, conducting a land use evaluation of commercial centers, and creating streetscape and building design guidelines. As the project manager for this effort, Jennifer will provide day-to-day coordination between the Town and consultant team, will conduct land use research and stakeholder interviews, review of the existing code and reference documents, and will draft both the Comprehensive Plan Update and recommendations for the Development Code Rewrite.

Selected Relevant Experience

- Eagle Comprehensive Plan and Land Use Code Update, Eagle, Colorado
- Town Planner, Milliken, Colorado
- Wellington Comprehensive Plan and Land Use Code Update, Colorado
- Teton County Land Use Code Update, Idaho
- Westminster Forward Comprehensive Plan Update, Colorado
- Zoning Code Update, Loveland, Colorado
- Larimer County Comprehensive Plan, Colorado
- Commercial Centers Land Use Evaluation and Code Language, Osceola County, Florida
- W192 Streetscape and Building Design Guidelines, Sign Code, and Land Use Code, Osceola County, Florida
- South Jordan General and Subarea Plans, Utah
- River Bottoms Vision Plan, Spanish Fork, Utah
- Green Mountain Falls Comprehensive Plan, Colorado
- Imagine Winter Park Town Master Plan, Colorado
- Driggs Comprehensive Plan, Idaho
- McCall Comprehensive Plan, Idaho
- West Henderson Inspirada Town Center, Nevada
- PlanCOS Comprehensive Plan, Colorado Springs, Colorado
- Land Use Code Update, Arvada, Colorado
- Arvada Traffic Standards, Arvada, Colorado
- La Plata Land Use and Development Code, Colorado
- Salt Lake City Sustainable Code Review, Utah
- Southwest Salt Lake County Vision, Utah
- Mixed-Use Design Guidelines, Castle Pines, Colorado
- Meadowbrook District Form Based Code, Millcreek, Utah
- Millcreek Town Center Code Graphics, Utah
- Sign Code, Fort Collins, Colorado
- Historic Preservation Master Plan, Twin Falls, Idaho
- Denver Parks and Recreation Project Management Manual, Colorado
- Adams County Gateway Park, Colorado
- Englewood Police Headquarters, Colorado

E. TYSON SMITH, ESQ., AICP | CO-PROJECT MANAGER (DEVELOPMENT CODE REWRITE)

Tyson Smith has 27 years of experience as a city and county planner, planning consultant, and attorney, focused entirely on governmental relations and community planning.

After graduating from UNC-Chapel Hill in 1992, Tyson was a planner with the Monroe County Division of Growth Management in the Florida Keys. He later served as the Assistant City Planner for the City of Key West, Florida. Tyson's experience in these roles – both as a certified planner and attorney – has included zoning code programming, plan development, infrastructure planning & financing, growth management, land use and military compatibility, impact fees, public facilitation, mediation, legal defense, and public outreach. Over the course of his career, Tyson has worked with Colorado jurisdictions on matters related to impacts fees, development standards, zoning codes, and fractional fee/short-term rentals. Tyson is a certified mediator and expert at public facilitation and mutual problem solving.

SELECTED PUBLICATIONS

- What Koontz v. St. Johns River Water Management District means for Planners...for Now, Zoning Practice (American Planning Association); October 2013.
- Legal Aspects of Conservation Easements: A Primer for Transportation Agencies, Legal Research Digest: 60 (Transportation Research Board); October 2013.
- Land Use Compatibility Near Military Bases, Zoning Practice (American Planning Association); May 2011(with Appel).

SELECTED CONFERENCE PRESENTATIONS

- Impact Fees Since the Great Recession, 2019 National Planning Conference American Planning Association, San Francisco (April 2019)
- Case Law Update: Recent Taking Cases 2016 Georgia /South Carolina APA Chapters Joint Planning Conference, Augusta, GA (Sept. 2016)
- Mobility Fees, TDRs, & Form-Based Guidelines, 2012 National Planning Conference/ American Planning Association, Los Angeles (April 2012)

SELECTED EXPERIENCE

- Wellington Comprehensive Plan and Land Use Code Update, CO
- Teton County Land Use Code Update, ID
- Land Use Code Update, Eagle, CO
- Comprehensive Zoning Ordinance Revision, St. Croix County, WI
- Rural Preservation and Transfer of Development Rights, Prince George's County, MD
- Rural Preservation and Conservation Easements, Weddington, NC
- Smart Growth Management Strategy, Suffolk, VA
- Zoning Regulations, Roanoke, VA
- Land Development Strategies, St. Petersburg, FL
- Growth Management, Commercial Strategies, Land Use and Sign Code Amendments, Aspen, CO
- Revision of Zoning Ordinance, Amarillo, TX
- Military Influence Overlay Districts & Memorandum of Understanding, Marine Corps Air Station Cherry Point & Surrounding Communities, NC
- Military Influence Area Overlay Districts, Joint Base Lewis-McChord & Surrounding Communities, WA
- Targeted Zoning Code Amendments, Kiawah Island, SC
- Targeted Zoning Code Amendments, York County, SC
- Nonconformities and Amortization, Georgetown, SC
- Negotiation of Planning Coordination for Zoning & Plan Amendments, Naval Air Station Key West, FL



EDUCATION

Juris Doctor
University of Florida

Master of Urban & Regional Planning
University of Florida

Bachelor of Arts, Economics University of North Carolina at Chapel Hill

PROFESSIONAL HISTORY

Partner, White & Smith, LLC
(2005 - Present)

Associate, Freilich, Leitner & Carlisle
(2000-2005)

Assistant City Planner,
City of Key West (1995-1997)

Planning Technician,
Monroe County, Florida
(1992-1993)

CERTIFICATIONS & MEMBERSHIPS

Florida Bar

South Carolina Bar

American Institute of
Certified Planners

Certified Family and Civil Court Mediator
(South Carolina)

American Planning Association (National & SC Chapters)

Growth & Infrastructure Consortium (past Chair)



SUPPORT STAFF



MIRIAM MCGILVRAY, AICP | PROJECT MANAGER

Miriam is an accomplished community planner with experience in long-range planning, urban and economic revitalization, authentic outreach and engagement, sustainability and resiliency, zoning and land use codes, and international development. Her background and practical knowledge provide a multi-disciplinary approach to localized planning, using progressive and integrated planning techniques to positively impact the urban landscape and overall health of urban, suburban, and rural communities. She applies her strong verbal, graphic and written skills to enrich the planning process as well as enhance the effectiveness and accessibility of comprehensive plans. Her work shows a deep understanding of how policy and regulation can shape built spaces and create a sense of community.

Education

Master of Urban and Regional Planning, Focus in Placemaking, University of Colorado Denver, 2013; B.A., Portuguese and Brazilian Studies, minor in Architecture, Smith College, 2010

Professional Affiliations

American Institute of Certified Planners (AICP)

American Planning Association (APA)

Selected Relevant Experience

- Mead Comprehensive Plan, Colorado
- Create Loveland Comprehensive Plan Update, US287 Corridor Strategic Plan, and subsequent Code Update, Loveland, Colorado
- Larimer County Comprehensive Plan, Colorado
- Westminster Forward Comprehensive Plan, Colorado
- Wellington Comprehensive Plan and Land Use Code Update, Colorado
- Castle Pines Comprehensive Plan Update, Mixed-Use Design Guidelines, and Parks & Recreation Comprehensive Plan, Castle Pines, Colorado
- McCall in Motion Downtown Master Plan Update; Comprehensive Plan and Transportation Plan Updates; and Workforce Housing Study, Idaho
- Grow With Us—Twin Falls Comprehensive Plan, Idaho
- Meridian Comprehensive Plan, Idaho
- PlanCOS Comprehensive Plan, Colorado Springs, Colorado
- Broomfield City and County Comprehensive and Transportation Plan, Colorado
- Arvada Comprehensive + Transportation Plan, Arvada, Colorado
- Arvada Land Use Code Update, City of Arvada, Colorado
- Draper General Plan, Draper, Utah
- Englewood Forward Comprehensive Plan, Colorado
- Bluffdale General Plan Update, Bluffdale, Utah
- Douglas Master Plan, Douglas, Wyoming
- North Ranch Long-Term Master Plan, Osceola County, Florida
- W192 Corridor Redevelopment Plan, Osceola County, Florida
- MetroVision 2040, Denver Regional Council of Governments
- John Lambert Subdivision Master Plan, Douglas, Wyoming



EMILY MORALES, MCRP | PLANNER

Emily is a planner with knowledge of socioeconomic development, land use, and permitting policy that stems from her work with the City of Vancouver and the Vancouver Economic Commission. While new to Logan Simpson, Emily brings vast experience in community outreach, project management, research, facilitation, and communication. Emily has worked both in the private and public sector, including leading grass-root organizations. She knows what it takes to collaborate with a broad range of stakeholders in order to make bold ideas come to fruition. Emily's contribution to this project will be in the form of project coordination, research and writing, and graphic design.

Selected Relevant Experience

- Southwest Salt Lake County Vision, Utah
- Farmington 2040 Comprehensive Plan Update, New Mexico
- Transportation Resource Stewardship Protection Tool (for Parks Services), Washington
- W192 Streetscape and Building Design Guidelines, Osceola County, Florida
- Wasatch Canyons General Plan, Salt Lake County, Utah
- Driggs Comprehensive Plan Update, Idaho
- Sustainability Scholar and Planning Assistant, Social Policy and Projects Department, City of Vancouver, BC. Canada
- Auxiliary staff member, Corporate Communications Department, City of Vancouver, BC. Canada
- Women Transforming Cities, City of Vancouver, BC. Canada
- National Campaign Manager, Aga Khan Foundation Canada, Ottawa, ON. Canada

Education

Master of Community and Regional Planning, University of British Columbia, 2018; Bachelor of Social Science, International Development & Globalization, University of Ottawa, 2012; Print Media Diploma, Algonquin College, 2006



MEGAN MOORE, ASLA, ASSOC. AIA | PLANNER

Megan is an urban designer with extensive experience in planning and design at a wide range of scales. She specializes in comprehensive, subarea, and corridor planning with a key focus on urban revitalization and redevelopment. With nearly 15 years of experience, she is the recipient of more than 30 design and planning awards. Her planning capabilities are enhanced by her background in architecture and landscape architecture, giving her a unique perspective into urban design strategies and solutions and implementing policy guidance to create human-scale places. Megan carries a deep understanding of the use and development of graphics to convey intent, procedures, and processes necessitated by planning guidelines.

Education

Master of Architecture,
University of Colorado at
Denver, 2005

Master of Landscape
Architecture, University of
Colorado at Denver, 2005

Graduate Certificate in
Historic Preservation,
University of Colorado at
Denver, 2005

B.S. in Architectural
Studies, University
of Illinois at Urbana-
Champaign, 2001

Professional Affiliations

American Institute of
Architects

American Society of
Landscape Architects
(ASLA)

Selected Relevant Experience

- Wellington Comprehensive Plan and Land Use Code Update, Colorado
- Mead Comprehensive Plan and subsequent Transportation Master Plan, Colorado
- Westminster Forward Comprehensive Plan Update, Colorado
- US 287 Strategic Plan and subsequent Zoning Code Update, Loveland, Colorado
- Larimer County Comprehensive Plan and Mountain Resiliency Plan, Colorado
- Timnath Comprehensive Plan Update and Parks, Recreation, Open Space, and Trails (PROST) Plan Update, Colorado
- Elevate Eagle Comprehensive and Land Use and Development Code Update, Colorado
- Imagine Winter Park Town Master Plan, Colorado
- Arvada Comprehensive and Transportation Plan, Colorado
- Castle Pines Comprehensive Plan, Colorado
- City and County of Broomfield Comprehensive and Transportation Plan Updates, Colorado
- Be Brighton Comprehensive Plan Update, Brighton, Colorado
- Generation Casper Comprehensive Plan, Wyoming
- West Henderson Land Use Plan Update and subsequent Inspirada Town Center, Nevada
- McCall Downtown Master Plan Update; Comprehensive Plan and Transportation Plan Updates; and Workforce Housing Study, Idaho
- Grow With Us Twin Falls Comprehensive Plan, Idaho
- MyMeridian Comprehensive Plan, Idaho
- Bozeman Community Plan, Montana
- Commercial Centers Land Use Evaluation and Code Language, Osceola County, Florida
- W192 Streetscape and Building Design Guidelines, Sign Code, and Land Use Code, Osceola County, Florida
- Narcoossee Community Plan and Context-Sensitive Code and District Street Standard Guidance: A Planner's Guidance Document, Osceola County, Florida
- Southwest Salt Lake County Vision, Utah



MITCH HENDRICK | PLANNER

Mitch is a planner with experience in community engagement, economic analysis, and in-depth, community-level research. He brings relevant experience from the both the public and private sectors, having served as a planning intern for the City of Fort Collins while completing his degree in Urban Planning and also as a project coordinator for a real estate financial consultant firm. In both positions, Mitch conducted detailed population and economic research focused on a variety of communities around the Country. He will work with this team to develop existing conditions and projections, organize materials, and prepare documents. His background using Adobe products and ArcMap enables him to provide support related to graphic and map production.

Education

Master of Urban Planning,
University of Louisville,
2017; Bachelor of Criminal
Justice, Illinois State
University, 2013

Selected Relevant Experience

- Bozeman Community Plan, Montana
- Big Sky Resort Area District Community Visioning Strategy, Montana
- Meridian Comprehensive Plan, Idaho
- Westminster Forward Comprehensive Plan Update, Colorado
- Green Mountain Falls Comprehensive Plan, Colorado
- Elevate Eagle Comprehensive Plan and Land Use Development Code Update, Colorado
- Lightengale Group Affordable Housing Tax Credit Applications, Chicago, Illinois
- The Concord at Sheridan (Lender Regulation Compliance Assistance), Chicago, Illinois
- Madison Apartments Tax Credit Application and Site Review Process, Peoria, Illinois



KRISTY BRUCE, MLA, GISP | LAND USE/DEMOGRAPHIC MODELING

Kristy is an environmental planner with a specialty in GIS analysis and cartography, and has been responsible for mapping and spatial analysis for much of Logan Simpson's comprehensive plans. She conducts spatial analysis, manages data, and forms geo-spatial models. In addition, Kristy is skilled at applying related software such as SketchUp, AutoCAD-Map, and the Adobe Creative Suite. She will be responsible for GIS analysis, and will provide scenario mapping/modeling.

Selected Relevant Experience

- Wellington Comprehensive Plan and Land Use Code Update, Colorado
- Green Mountain Falls Comprehensive Plan, Colorado
- Strategies for a Sustainable Future, Osceola County, Florida
- Denver Regional Council of Governments (DRCOG) On-Call Planning Services. Denver, Colorado
- Mountain Vista Subarea Plan Alternative Scenario, Fort Collins, Colorado
- Land Use Allocation Model, Colorado, North Front Range MPO
- Arvada Comprehensive Plan and next Steps Study, Colorado
- US287 Strategic Plan, Loveland, Colorado
- State Highway 7 BRT Feasibility Study and TOD Recommendations. Boulder, Broomfield, and Adams Counties
- Englewood Comprehensive Plan, Colorado
- I-25 Managed Lanes Demographic Forecasting, Colorado
- I-25 US-34 Demographic Analysis, Colorado

Education

Master of Landscape Architecture, University of Colorado, 2008; Bachelor of Environmental Design, emphasis in planning, University of Colorado, 2005



BRIAN TAYLOR | GIS ANALYSIS

Brian is a GIS analyst with 10 years of experience in environmental consulting. His experience includes cartography, data management, modeling, GPS deployment, and GIS analysis. His primary focus has been leading GIS analyses and cartographic design on Environmental Impact Statements and Environmental Assessments for pipeline, mining, wind farm, and transmission line projects.

Selected Relevant Experience

- GIS Infrastructure for the Town of Wellington, Colorado
- Larimer County Comprehensive Plan, Colorado
- Timnath Comprehensive Plan, Colorado
- Imagine Winter Park, Colorado
- Meridian Comprehensive Plan Public Commenting Tool, Idaho
- Wasatch Canyon General Plan, Utah
- NCWCD Glade Reservoir Recreation Plan, Colorado
- Xcel Weld County Electrical Infrastructure, Colorado
- Enyo Rawhide Transmission Line, Larimer/Weld Counties, Colorado
- Fall River Trail, Estes Park, Colorado
- Brodie Avenue Improvements, Estes Park, Colorado
- GIS Internship for Public Works Department, City of Greeley, Colorado

Education

B.A., Geography, Emphasis GIS, University of Northern Colorado, 2007

KELLY COUSINO, AICP | PLANNING ASSOCIATE WHITE & SMITH | PLANNING AND LAW GROUP

Kelly Cousino brings over 14 years of local government experience to White & Smith's planning projects. She is skilled at the local government process and, in particular, interfacing with the public and appointed and elected officials. She will assist throughout the project, including with ordinance analysis, code drafting, and public engagement.

Kelly brings experience assisting citizens, business owners, developers, engineers, architects, and real estate professionals with interpretation and application of Zoning Code and Land Development Regulation requirements.

In addition, Kelly has experience leading the development of local government Comprehensive Plans and, notably, the development of implementing ordinances and code amendments, including the comprehensive overhaul of local government zoning codes.

Finally, Kelly has experience running growth management programming in high growth areas and applying for and administering grants at the local government level.

SELECTED EXPERIENCE

- Land Use Code Update, Eagle, CO
- Wellington Comprehensive Plan and Land Use Code Update, CO
- Teton County Land Use Code Update, ID
- Comprehensive Zoning Ordinance Revision, St. Croix County, WI
- Rural Preservation and Transfer of Development Rights, Prince George's County, MD
- Rural Preservation and Conservation Easements, Weddington, NC
- Smart Growth Management Strategy, Suffolk, VA
- Zoning Regulations, Roanoke, VA
- Land Development Strategies, St. Petersburg, FL
- Growth Management, Commercial Strategies, Land Use and Sign Code Amendments, Aspen, CO
- Landscaping Regulations Diagnosis & Annotated Outline, Adams County, CO
- Comprehensive Zoning Code Update, Eau Claire County, WI
- Targeted Zoning Code Revisions, York County, SC
- Zoning & Land Development Regulations Update, Charleston County, SC
- Zoning Ordinance Update, Mobile, AL
- Military Influence Areas Overlay & Lighting Study, South Sound Military & Communities Partnership, City of Lakewood, WA
- Principal Use Table and Supplemental Use Regulations, Mount Pleasant, SC
- Comprehensive Plan & Zoning Implementation, Mount Pleasant, SC



EDUCATION

*Master of
Public Administration*
Appalachian State University

*Bachelor of Arts
Environmental Studies*
University of North Carolina
at Wilmington

PROFESSIONAL HISTORY

Planning Associate
White & Smith, LLC
(October 2016 - Present)

Principal Planner
Town of Mount Pleasant,
South Carolina
(June 2004 - October 2016)

CERTIFICATIONS & MEMBERSHIPS

American Institute of
Certified Planners

American Planning Association
(National & SC Chapters)

S. MARK WHITE, ESQ., AICP | PARTNER WHITE & SMITH | PLANNING AND LAW GROUP

S. Mark White is recognized as an expert in zoning and subdivision law, form-based zoning, and sign regulations. He has over 29 years of experience representing clients at every level from city, state, and local governments, as well as major private developers. Mark has completed nearly 70 code updates and 110 similar projects in over 36 states. Mark is widely published, and his articles have appeared in a variety of notable publications, including the American Planning Association's Planning Advisory Service, the American Bar Association's Urban Lawyer, the International Municipal Attorneys Association's Municipal Lawyer, and the United Kingdom's Transport Policy. Mark is a frequent speaker at the national meetings of the American Planning Association, American Center for National and International Law, Congress for the New Urbanism, and various other professional organizations.

Mark is a former President of the board of directors of the nonprofit community development group Westside Housing Organization, a member of the Lee's Summit Land Clearance and Redevelopment Authority, and a member of the American Institute of Certified Planners and North Carolina and Missouri Bars.

Mark was a member of the leadership team for the City of Lee's Summit, Missouri's Livable Streets Committee. This resulted in adoption of the Kansas City region's first Complete Streets resolution.

SELECTED EXPERIENCE

- Land Use Code Update, Eagle, CO
- Rural Preservation + Transfer of Development Rights, Prince George's County, MD
- Smart Growth Management Strategy, Suffolk, VA
- Land Development Strategies, St. Petersburg, FL
- Growth Management, Commercial Strategies, Land Use and Sign Code Amendments, Aspen, CO
- Landscaping Regulations Diagnosis & Annotated Outline, Adams County, CO
- Zoning & Land Development Regulations Update, Charleston County, SC

ADDITIONAL UDO, ZONING CODE, & SIGN CODE CLIENTS

- | | | |
|-------------------------------|-------------------------|----------------------|
| • Albuquerque, NM | • Lee's Summit, MO | • Unified Government |
| • Arlington, TX | • Livingston County, MO | of Wyandotte County, |
| • Boulder, CO | • Los Angeles, CA | Kansas City, KS |
| • Brighton, CO | • Loudoun County, VA | • Washington, DC |
| • Centennial, CO | • Memphis, TN | • Westminster, CO |
| • Chapel Hill, NC | • Madison, WI | • Winchester, VA |
| • Cole County, MO | • North Augusta, SC | |
| • Collier County, FL | • Olathe, KS | |
| • Concord-Cabarrus County, NC | • Pulaski County, AR | |
| • Davidson, NC | • Rio Blanco County, CO | |
| • Hillsborough County, FL | • San Antonio, TX | |
| • Huntersville, NC | • Sparks, NV | |
| • Irving, TX | • Topeka, KS | |
| • Jackson County, MO | • Union County, NC | |
| • Jefferson City, MO | | |
| • Kansas City, MO | | |



EDUCATION

Juris Doctor
University of North Carolina
at Chapel Hill

*Master of Urban &
Regional Planning*
University of North Carolina
at Chapel Hill

*Bachelor of Arts,
magna cum laude*
History/Political Science
Bethany College

PROFESSIONAL HISTORY

Partner, White & Smith, LLC
(2005 - Present)

Adjunct Professor, University of Kansas
(2014-Present)

Partner, Freilich, Leitner & Carlisle (1990-
2005)

CERTIFICATIONS & MEMBERSHIPS

Missouri Bar

North Carolina Bar (*inactive*)

American Institute of
Certified Planners

American Planning Association

International Municipal Lawyer's
Association

3. UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING



Through our past and recent work in and around the Town of Johnstown, our consultant team has gained much insight into the current development climate. With the population more than doubling over the last 14 years and the current growth projections topping the charts for Weld and Larimer Counties, our team sees many potential opportunities and challenges for the Town. One of the biggest challenges is the need for potable water. It is our understanding that Colorado Big Thompson (CBT) water share prices are at an all-time high and applicants for development are required to bring water to the table rather than pay a fee in lieu. Water supply impacts both residential development and agricultural production so the two will need to be analyzed side by side to assess the best approach for the Town to be able to grow sustainably.



As referenced in the RFP and evidenced by our on first hand experiences living, working, dining, and shopping in Johnstown, there is a great disparity between the historic downtown and the newer, booming development at I-25 and Highway 34. Not only are the uses, densities and intensities drastically different between the two areas, but the land is only connected along the I-25 frontage road. One element of the Comprehensive Plan and Code Update process will be to consider connectivity between these two polarized areas of town while respecting agricultural land that lies between.

As Johnstown continues to grow and accommodate new demographics, the Town will be challenged to position itself to attract young families by incorporating quality of life opportunities. The new YMCA Recreation Center, currently under construction, will prove to be a great step in the right direction by offering desired amenities for this new demographic. The Town has invested in the downtown area over the past few years with pedestrian friendly streetscape elements and very few storefront vacancies. The challenge will be to continue to foster walkability on the south side of Highway 60 and develop pedestrian friendly approaches to crossing the busy highway. Additionally, as the demand for retail and office space are on the decline it will be necessary to assess both the Plan and the Code for ways to incorporate more mixed use standards to accommodate the changing real estate needs.

Having our team involved in the Comprehensive Plan and Land Use Code simultaneously, ensures that the momentum built during the planning process can roll smoothly into code language to implement resulting policies. The Future Land Use and Zoning Maps will be key to understanding and providing policy and standards to address many of the opportunities and challenges addressed in the text above and to create a unified development vision for the Town. Logan Simpson has successfully been a partner in accomplishing just that in a number of communities across the country. For example, our team recently facilitated implementation of the City of Loveland Land Development Code update to ensure the policies of our award-winning Comprehensive Plan, Create Loveland, were implemented. Logan Simpson's reach within the Loveland community extends well beyond the Comprehensive Plan and Code, with resiliency planning and design projects focusing on reconstruction of recreation facilities affected by the 2013 flood that wiped out much of the Big Thompson River corridor. We have similar relationships and experience in Arvada, Westminster, and Eagle, Colorado, Teton County, Idaho and Osceola County, Florida where we have ongoing planning, design, and code projects that stem from initial Comprehensive and Corridor planning efforts, and which focus on a greater integration of land use, transportation, sustainability, and healthy lifestyles.

APPROACH TO THE COMPREHENSIVE PLAN PROCESS

Our team will employ a thorough process of stakeholder outreach and public events, and deliver a Comprehensive Plan that describes the values and core objectives of the Town of Johnstown. The plan will be adapted into the planning frameworks of Town, County, State, and Federal governments with management jurisdiction over lands in Johnstown.

Our sense is that we can help the Town achieve a successful project by providing a fresh team with local and national experience managing projects of similar scales and challenges, while understanding the unique pressures of planning for growing agricultural communities like Johnstown. Our approach is based on a Plan that:

- Is founded on great planning, fiscal responsibility, partnerships, and play
- Employs non-traditional public involvement strategy that creates trust and community
- Supports innovative, action-oriented, and grounded in common-sense regulations and codes, representative of a strong community.

APPROACH TO THE LAND USE CODE PROCESS

Our Code team, led by White & Smith with Logan Simpson as co-author, relies on state of the art best practices in preparing code documents, and can provide companion documents such as code guides, FAQs, and application forms, if requested. The consultant team will work closely with Town staff and attorneys throughout the code development process to develop a Unified Development Code (UDC) with blended structure that is rich in images, tables, charts, maps, and graphics for a streamlined and user-friendly document. White & Smith brings over 30 years of experience in land use law to the team. One of their unique assets is an enormous digital library, which contains over 120,000 research reports and other documents related to planning issues, 65,000 ordinances and plans from jurisdictions in the United States and internationally, 75,000 digital photographs of innovative development and other situations, and 3,300 urban design and planning graphics. The primary goals of the code development effort will result in a code that is:

- Updated and progressive to reflect sustainability goals, smart growth, and the emerging trends in the community
- Simplified, graphic intense, and user friendly;
- Consistent with other relevant standards and policies set forth by the Town of Johnstown

APPROACH TO ENGAGEMENT AND OUTREACH

When it comes to public engagement, we understand what works. We strive to listen; coordinate with the Town's current activities; create interesting, engaging events and exercises; and promote flexibility to reach a variety of interest groups. We routinely implement a variety of online questionnaires, text polling, one-on-one interviews, focus groups, coffee talks, use of co-creators, and mobile meetings to gather input. Our stakeholder and steering committee feedback is tracked to help identify missing or underrepresented groups, and comments are maintained in a database in order to be able to cross check against the final recommendations.

Our approach to updating comprehensive plans, land use codes, and development regulations incorporates tailored public engagement techniques. Effective stakeholder engagement depends on clearly identifying the purposes and roles of potential project stakeholders, and then determining which engagement techniques will result in accomplishing project objectives. We will work with the Town to identify interested stakeholders and determine how each group will most productively participate in the process.

Stakeholder roles can range from simply being notified of the ongoing process to inputting on the outcomes through focus groups, advisory panels, participatory decision-making, and public/developer forums.

We envision a steering committee to be the foundation of our comprehensive plan and code update process, and anticipate utilizing the steering committee members, stakeholders, and key representatives from up to four practitioner working or interest groups to facilitate outreach. This process can easily be tailored to different interest groups; initially, though, we recommend meeting with the development/homebuilder community, citizen environmental and science advisory boards, residents and homeowners, and elected government officials.

Through meaningful public engagement, we aim to ensure long-term resiliency; promote health, safety, and efficient provision of services; set the stage for economic development through focused growth; encourage new land patterns; and provide metrics to measure success over this planning horizon.



Public engagement can take many forms, from meeting residents and staff at a local football game to hosting a booth at a City event. We've played with giant Legos to get people talking about what they want out of their community; we've set up photo booths to strengthen and encourage community pride; and we've gone to neighborhoods for backyard meetings with co-creators. Logan Simpson knows what it takes to encourage participation!

4. WORK PLAN

The following section details a work plan for accomplishing the project, including descriptions of the tasks to be performed and a summary of the deliverables to be provided to the Town. Logan Simpson proposes to organize the Comprehensive Plan and Land Use and Development Code Update project in five main Tasks: Foundation; Vision and Opportunities; Plan Development; Land Use Code Assessment; and Land Use Code Development.

PHASE 1 | FOUNDATION

1.1 KICKOFF & ONGOING PROJECT MANAGEMENT

An initial in-person meeting will occur between Town Staff (TS) and the consultant team to review the project schedule and communication protocols; confirm and identify key issues; begin data acquisition; and prepare a list of potential stakeholders, including individuals, agencies, and community groups. As mentioned in section 3 above, we envision the creation of a Steering Committee (SC) to serve the life of the comprehensive plan and code update process. Ideally, the committee would be comprised of eight to ten community members including one Planning and Zoning Commission (PC) member, one Town Council (TC) member, business owners, local home builders/developers, representatives of local boards, and active residents. Ongoing project management activities include in-person progress meetings and biweekly phone calls ensuring that the project scope, schedule, deliverables, and budget are effectively managed and meet expectations throughout the entire process.

1.2 PLAN BRANDING

How we message the plan is equally important to the actual process itself. When we define the process, we will “brand” events and tasks in a way that sounds fun and interesting, attracting a range of people to stay engaged. If desired, our in-house graphic specialists will work with the SC and TS to capture the look and feel of the project, resulting in a logo and tagline for the Plan and Code Update. The goal would be to build off the Town’s current brand, but still have a unique and recognizable look with consistent messaging and format. In addition to a project logo, we can assist in developing online formats, printed materials, wearable items, custom project signage, street banners, and other materials to ensure that key messages are defined and reinforced throughout the project. The brand should be reflected in the design and content of the project website.



Plan brands developed by Logan Simpson.

[INVITE + ENGAGE]

Principles of Non-Traditional Engagement

Create fun and inviting interactions: Utilizing booths at community events, tech-based interactive displays, and pop-up art create more participation in a fun, inviting way and generates excitement about the plan. This should not feel like a government process; it should ask people to join the discussion.

Brand the policy: Refining a policy name and logo can help to set the tone for the update, and “brand” the Growth Policy. A brand can be applied to presentation materials, postings on the County’s website and social media forums, or in local newspapers and media outlets throughout the region. With client input, Logan Simpson has developed a number of plan brands, colors and logos that are carried forward in to the graphic layout and plan development.

Connect with the masses: Exciting social media reaches a broad group that may not otherwise be engaged, and acts as a convenient, low-stress introduction to a public involvement process that should other mediums.

Focus on those who do not self-select: Millennials and Generation Z must know why they should participate; those in their 30s are often too busy, while minorities often do not feel comfortable. Methods must invite them to participate in a method that is comfortable to them. They have unique voices and perspectives integral to a plan.

Engage Co-creators: Use our co-creators - our positive everyday citizens and heroes and ambassadors to engage the rest of the community.

Create great conversations: Our events also include the ability to sit down one-on-one with the community to discuss topics, or hold practitioner forums, or “TEDTalk” events to discuss topics that affect us in an open an honest way, elevating the planning process.



1.3 COMMUNITY ENGAGEMENT PLAN

In consultation with SC and TS, the consultant team will create a community engagement plan (CEP) that will identify and describe project meetings and public events; define responsibilities for event logistics and notification; and generally identify locations, venues, and format. We will craft the CEP for robust and meaningful community involvement, seeking input in the preliminary areas as identified below. Other important areas may be identified throughout the plan process.

1. Design and compatibility
2. Densities
3. All-ages neighborhoods and housing
4. Parks, trails, and open space
5. Jobs/housing balance
6. Connectivity
7. Transportation concerns
8. Adequate community facilities, and other big picture issues

Working with the SC and TS, we will refine the CEP, discuss data needs, outline a communication protocol, and identify needed updates to the Plan and Code. We will provide TS with content/links to update the town's website and social media platforms.

Should that town desire a separate webpage, unique to the Plan and Code update, we can discuss options available. Our outreach approach is designed to not only engage stakeholders in fun, interactive ways, but it is also data-driven to support defensible decision-making. We stand out from other firms by using non-traditional outreach tools as an invitation to participate and remained engaged. Each outreach phase starts with inviting, educational events that provide people with an opportunity to participate both on and off line. Using intriguing text polling and social media tools, we link audiences to more empirical methods of data collection, including digital questionnaires, focus groups, and work sessions. This effort results in informed, engaged, and excited members of the community willing to champion both the process and the final plan. Our approach and tools allow us to track socioeconomic and geographic information that can be cross-tabulated and isolated by community cross-sections to identify the missing demographic sectors that require more targeted efforts. We have found that if information cannot be tabulated or tracked to see common themes, participating/missing communities, changes over times, and meaningful results, it has not been an efficient process.

[INVOLVE + CO-CREATE]

Principles of Analytical Engagement

Track what counts: Tracking demographics such as the location, age, and relationship (resident, business owner, second-homeowner, etc.) allows us to understand who is and is not participating. Data can be cross-tabulated to identify common themes across demographics, or key data can be isolated.

Tools include an interactive website with up-to-date project information, digital questionnaires, real-time result pages, ESRI story map, photovoice and survey-integrated online mapping, link to text input software, and input to a Logan Simpson database.

Respect all voices: Every individual that participates in the process has an equal and significant voice - one not louder or softer dependent on a role in the community, we ensure all voices are engaged. We will know who has participate and who has not and will ensure our data represents a cross section

of the entire community. **Tools** include a comment tracking system analytics reports who has inputted and who has not, by age, location, and role in the community by each phase.

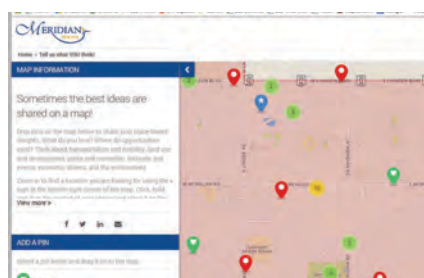


Collect standardized data: Consistent collection of input across all media and events creates input can be summarized on the fly, providing real time results to various boards and commissions. Whether it is a "Planning and Art Event", "Ted Talk" or "Burgers and Beer", most input will be directed through our text or website questionnaire. **Tools** include interconnected software: at all non-traditional events, attendees are asked to engage real-time on their phones or later through their computer, same is true with our Facebook and Twitter outreach. Our text polling software is linked to our imbedded website questionnaire, asking the user to dig deeper.

Ensure individual input counts: Showing how input was integrated makes the community feel involved and trusting of the process. This includes full transparency and real-time display of our questionnaire data. **Tools** include public input summaries. Since all data is consolidated in a central database, phase by phase public summaries can provided on the website.

Dive deeper: In order to create a plan that is truly strategic, we suggest actively engaging elected officials, stakeholders, and key groups using worksessions, interviews, and charrettes. **Tools** include committee meetings, Council presentations, interviews, charrettes, forums, and focus groups.

Set the foundation for defensible decisions: Each of the principles above arms decision makers with the knowledge to make informed decisions based community-wide values and desires. **Tools** include comparative analyses: we must return to each phase of the process and the input we received to ensure the final represent the will of the community and elected officials.



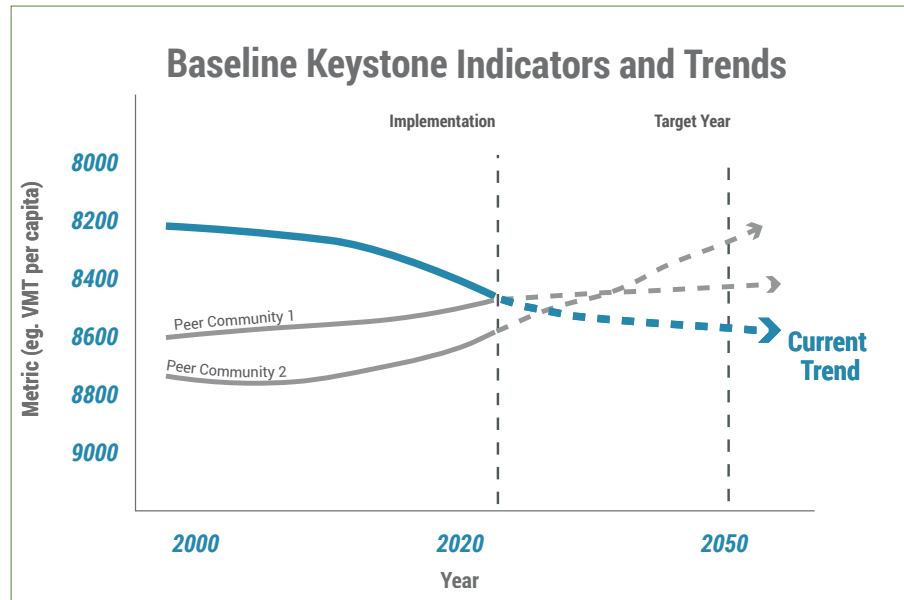
1.4 EXISTING CONDITIONS & TRENDS ANALYSIS

Using the best and most recent available data from the Town, County, State and other proven resources, our team will compile, examine, and synthesize information for various comprehensive plan elements (i.e. population projections; land use and zoning; growth boundaries; housing stock, public facilities, and infrastructure; natural hazards; natural resource areas and environmentally sensitive areas) as well as for existing plans, studies, guidelines and codes. As necessary, we will develop GIS mapping and analyses that aid and support the compiled data. We will use discussions with stakeholders, the SC and TS to supplement the conclusions made from data and GIS-based analysis.

We will create a series of existing conditions and trends – snapshots – that will provide an overview of baseline conditions, and define how those conditions and projections influence the development of policies, actions, and focus areas for the comprehensive plan. These snapshots will aid the Town and the public in updating Johnstown’s vision by identifying major trends and opportunities while developing a strategic, forward-thinking plan. The existing conditions snapshots will be a standalone document that will later be incorporated into the final plan. Illustrating these trends within the snapshots and the need for potential new strategies and direction will be important to increase public understanding and awareness during the Comprehensive Plan process.

1.5 BENCHMARKING & EXISTING POLICY ASSESSMENT

It is key to understand how the Town’s current policy guidance needs to be improved or added to in order to ensure a vision that both meets the community’s expectations and addresses resiliency and adaptability to changing trends and needs. In consultation with the SC and TS, the consultant team will compile a database of metrics or indicators from the County as well as similar and surrounding towns. These indicators are quantifiable elements that contribute to a typical—if not high— quality of life, such as housing affordability, access to amenities, tax revenue, and level of service standards. We will utilize our policy benchmarking tool to measure and compare the Town’s existing strategies, objectives, tools, and programs against these other communities to identify gaps in Johnstown’s existing policy. Once aggregated, the indicators will be modified and adjusted



to reflect the Town’s unique characteristics. Existing conditions metrics identified in task 1.4 will be compared to the aggregated indicators, highlighting a quick “State of the Town” as compared to best practices. The consultant team will also examine trends and how they would be expected to influence these existing conditions and indicators within the plan horizon.

After the indicators, existing conditions, and trends have been charted, the consultant team will develop a digital policy audit and work with SC and TS to take a hard look and ensure alignment (relevance, efficacy, and consistency) with adopted Town plans, adopted County Comprehensive Plan, and existing IGAs and neighboring municipality Comprehensive Plans. This audit will specifically look at how well existing guidance addresses the indicators. This benchmarking assessment will illustrate where Johnstown already has policy in place to support key indicators and where additional policy, programming, or funding need to be developed in order to address new or changing environments. The goal is for the SC to provide informed feedback on each goal or objectives’ effectiveness and usefulness; present potential opportunities for further consideration; as well as to highlight areas that could be reconsidered or modified in the Plan and Code Update. This exercise will give the team a head start on strategic plan implementation considerations.

Phase 1 Meetings and Deliverables

- Bi-weekly calls or in-person meetings (every other week)
- Final scope of work and project timeline
- TS Kickoff Meeting agendas, materials, facilitation, and summaries
- SC Meeting #1 and #2 agendas, materials, facilitation, and summaries
- Project logo and branding
- Draft and final Community Engagement Plan (CEP)

- Initial website/social media graphics, content, and updates
- Data compilation and peer community identification (with TS and SC input); indicator compilation and comparison
- Draft and final existing conditions snapshots and preliminary identification indicators
- Preliminary indicators identification (with TS and SC input), and associated tabular compilation of metrics and data
- Plan audit compilation; digital platform setup, and distribution
- Tracked changes document of the existing Comprehensive Plan identifying where updates, enhancements, data updates; and state regulatory updates are needed
- Plan audit summary of policy gap findings and recommendations
- PC/TC presentation #1 PowerPoint and assistance in presentation (to present Phase 1 summary)

PHASE 2 | VISION & OPPORTUNITIES

2.1 VALUES & VISION

Phase 2 will begin with a meeting with the SC to review results of Phase 1, establish goals for this key phase, and set expectations for the public outreach components of Tasks 2.1 and 2.2. Anticipated outreach events will be based on the final CEP, but are generally expected to include:

Stakeholder Interviews and/or Small Group Meetings

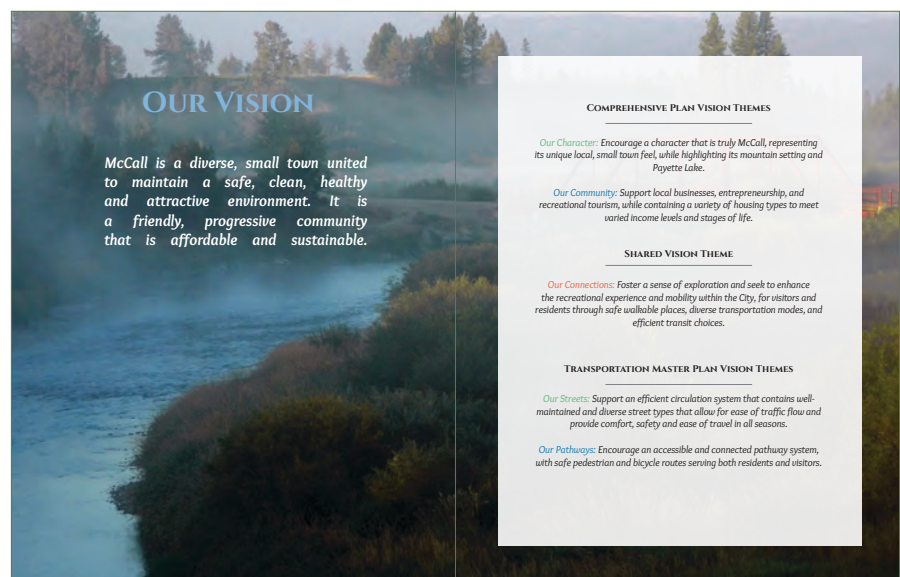
Our team will conduct two (2) full days of one-on-one interviews with stakeholders or small groups that have an interest in the plan update. Interviewees will be identified based on recommendations from TS and SC. Interviews and small group meetings should include elected officials; board members; residents; business groups and large employers; developers, builders, and realtors; infrastructure providers (e.g. water/ sewer districts; emergency services); under-represented groups (e.g. seniors, and minority populations); representatives of the agricultural community; conservation/wildlife groups and agencies; and all individual members of the SC. The purpose of these sessions will be to gather feedback on issues and opportunities, generate initial visioning ideas, and stimulate community interest in both the Comprehensive Plan and Code Update projects. In an effort to remain informal and encourage substantial feedback, we

suggest holding the interviews outside town offices, at venues such as the Johnstown Community Centre, the Glenn A. Jones, M.D. Memorial Library, or other local community spaces. The consultant team will reach out to the individual stakeholders to schedule meetings and prepare agendas and materials, facilitate, and summarize the interviews.

Visioning Outreach

Outreach efforts will capitalize on existing local events such as 'Meet Santa & Mrs. Claus at Scheels, Johnstown BBQ Day, and the Farmer's Market. At the events, we will engage citizens by asking them, what they love about Johnstown, and what opportunities they see for improvement. All activities will be paired with an online component or questionnaire to extend participation opportunities. Workshop packages that can be used as "to-go" materials will be provided to TS for distribution throughout the community and to be posted online.

As part of this and subsequent community events, an online questionnaire will also be developed and embedded within the existing Town website. Each online component will generally be launched a week prior to events, and extend for approximately one month to allow residents, visitors, etc. to offer feedback when convenient to them. Demographic questions can be included to allow for tracking and monitoring involvement by demographic and/or neighborhood, to identify who is involved, and allow for flexibility to reach underrepresented groups to ultimately ensure a broad range of involvement. Text polling questions will also be linked to the website questionnaire, allowing us to connect people at the community events to the more analytical questionnaire.



Vision document, McCall in Motion

Vision Document

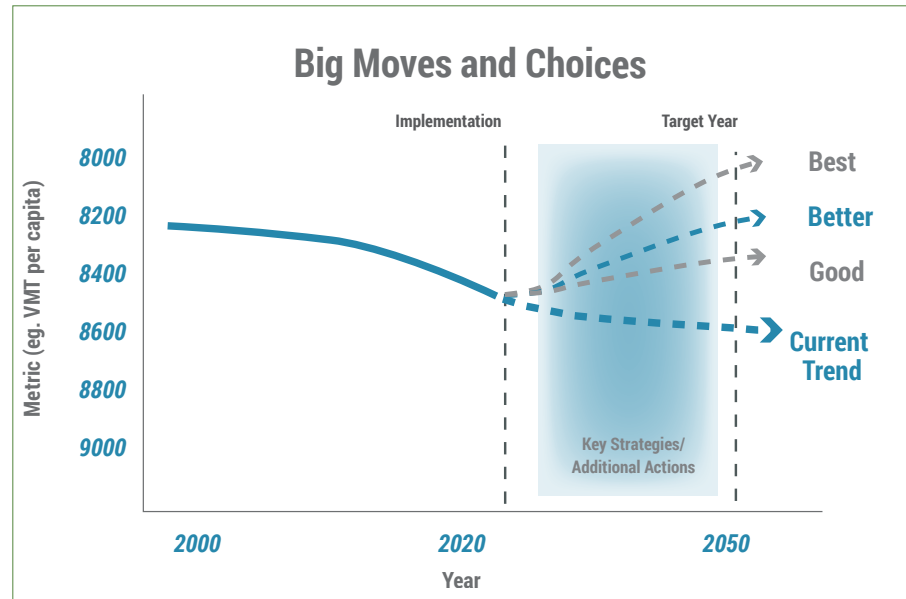
Using the results of the visioning outreach and input from stakeholder interviews and visioning outreach, the consultant team will generate a summary of community values, vision statement(s), and preliminary goals that provide direction for the Plan. We will illustrate the community's vision through narrative, sketches, photos, diagrams, and infographics, as appropriate. The vision will integrate the demographic and population projections and existing conditions snapshots from Task 1 to tell the story of Johnstown, both today and into the future. An internal draft will be reviewed by TS, SC, and forwarded to the (PC) and (TC) for discussion at a work session. The final vision document will incorporate PC and TC considerations and will include a summary of public outreach activities and comments to-date.

2.2 OPPORTUNITIES ANALYSIS

The consultant team, with input from TS and SC, will translate the vision and goals into reality by identifying opportunities that reflect Johnstown's values for the future and meet the finalized vision. Building on the input heard so far, specific opportunities will be established, covering each of the Comprehensive Plan elements. The consultant team will work together to ensure that the opportunities are in line with the vision, and relate to the before mentioned indicators.

Opportunities Outreach

Working closely with the community provides the chance to identify authentic characteristics and what changes would benefit them and their community. The consultant team will host an opportunities workshop with the community, and set up kiosks throughout the Town at popular destinations such as the Johnstown Community Centre, the Glenn A. Jones, M.D. Memorial Library, and the Candlelight Dinner Playhouse, to mention a few. In addition to the in-person outreach, our team members will seek input online through a second questionnaire and online activities relevant to the opportunities.

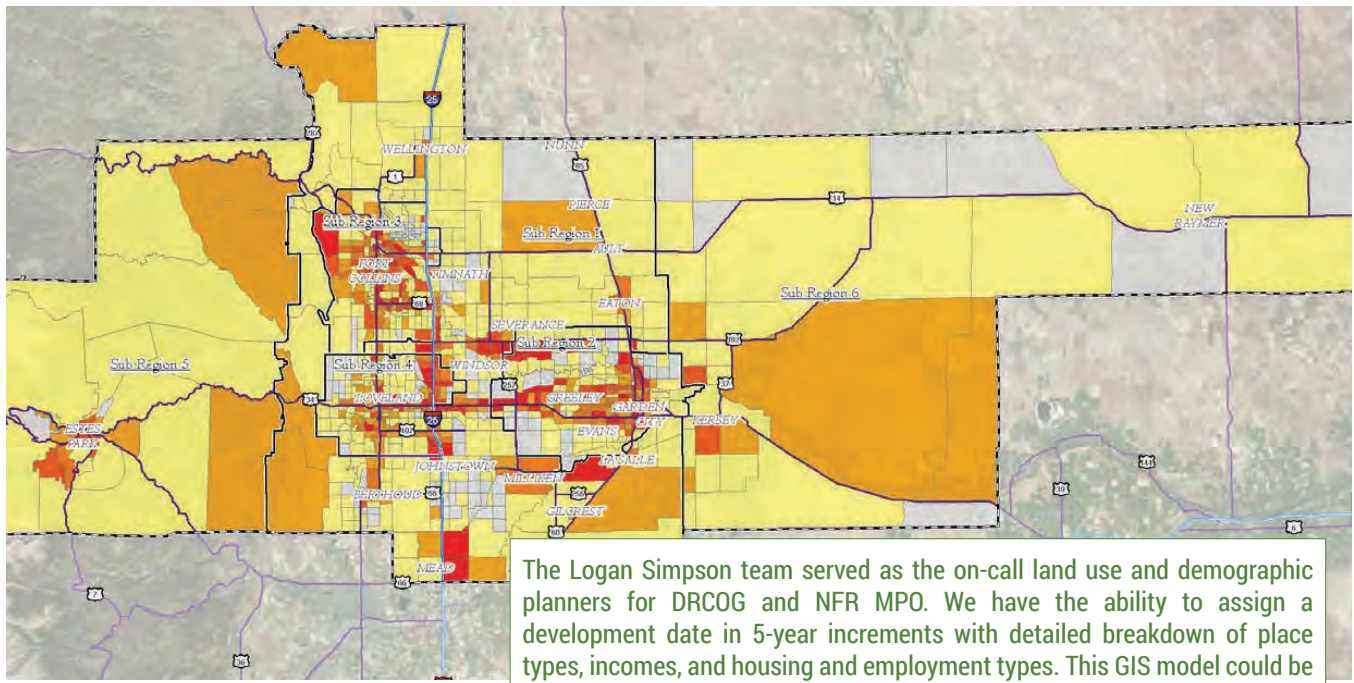


The team will isolate key strategies and feasible, implementable land use options that are based on the identified opportunities. Instead of creating loaded opportunities, which tend to be divisive and unlikely to occur as analyzed (e.g. a no-growth versus a high-density option), we will examine good, better, and best options, in which each opportunity is investigated and methods examined to improve their effectiveness. This evaluation takes a proactive approach in setting policy and investment decisions to achieve the desired future of the community, and will answer the questions: "What is the benefit to the community," "What will it take," and "Who will pay for it?"

The final opportunities summary will include framework mapping; preliminary action items; suggested code language updates and further refinement and direction for associated indicators.

Water Supply/Demand Analysis

As part of translating opportunities into a preliminary Future Land Use Map, the consultant team will refine/develop a GIS base to determine areas of stability, transition, and change. For existing "areas of stability", water demand coefficients by parcel and land use type will be generated using general water use or existing coefficients. Existing developments that represent desired future land use forms for design and sustainability will be isolated to provide a baseline for modeling scenarios in a sensitivity analysis. Coefficients will be applied to future land uses; different land use forms and conservation strategies can then be optimized related the amount and distribution of existing water rights, and a targeted strategy can be developed that links water and land use.



The Logan Simpson team served as the on-call land use and demographic planners for DRCOG and NFR MPO. We have the ability to assign a development date in 5-year increments with detailed breakdown of place types, incomes, and housing and employment types. This GIS model could be used in fundamental economic and transportation policies.

Subarea Planning

In addition to assessing sufficient water supply, it is the desire of the Town to evaluate several areas of Town with the goal of developing specific policies to support future planning efforts conducive to long-term socioeconomic stability. The following is a preliminary list of area to consider:

- Downtown
- Big Thompson River
- I-25 Corridor
- Hwy 60 Corridor
- Freedom Parkway Corridor (LCR18 / WCR54)
- High Plains Boulevard corridor

Other areas may be identified during the planning process. Utilizing the areas of stability analysis identified above, paired with stakeholder, SC and TS input and on the ground analysis, the strengths and weaknesses of each area will be assessed and primary issues or opportunities identified and prioritized via mapping and strategy development. Logan Simpson often works closely with market analysts and transportation experts that could be engaged should the specific areas require additional analysis as part of this or future efforts.

Phase 2 Meetings and Deliverables

- Bi-weekly Conference Calls (every other week)
- SC Meetings #3 and #4 agendas, materials, facilitation, and summaries
- Project website monthly updates
- Meeting plan and agendas for Values and Vision events, web/ social media notification; presentation materials, facilitation, summary, and online questionnaire setup and distribution for stakeholder interviews and community event(s)
- Stakeholder interviews invitation, questionnaire, facilitation and summary
- Community events materials, facilitation and summary

- Online Values and Vision questionnaire #1 development, incorporation on website, notification messaging, and summary
- Draft and final Town vision, and preliminary goals summary document/ brochure
- Meeting plan and agendas for Opportunities events, web/ social media notification; presentation materials, facilitation, summary, and online questionnaire setup and distribution for opportunities workshop and kiosks
- Opportunities small group workshops
- Kiosk materials development
- Online Opportunities questionnaire #2 development, incorporation on website, notification messaging, and summary
- Summary of water supply and demand analysis
- Summary of subarea plan evaluation
- PC/ TC presentation #2 and #3 PowerPoint and assistance in presentation (to present Vision & Values summary; and Opportunities summary)
- Plan framework and template (including an annotated outline; mockup of layout of front end and one standard goals/ principles chapter)

PHASE 3 | PLAN DEVELOPMENT

Based on the data analysis, vision, and preliminary goals identified to this point, the Logan Simpson team will work with TS and SC to prepare an innovative, streamlined, and graphically appealing framework and format. It is important that the documents illustrate the process itself, and reflect the character of the community.

3.1 PROPOSED COMPREHENSIVE PLAN FRAMEWORK

Based on community outreach and research to date, Logan Simpson will work with TS to develop the Comprehensive Plan Framework and outline. Content, layout, and format will be mocked up for discussion and review with Town TS and SC members, and will be based on the structure and content of the Vision Document.

Further, meetings with TS and SC will be held to review the results of the process to-date; review public feedback from Phase 2; set final project goals, based on the indicators developed through the process; and identify specific targets and processes for measurement. At this juncture, updated and new principles and policies will be drafted based on community feedback.

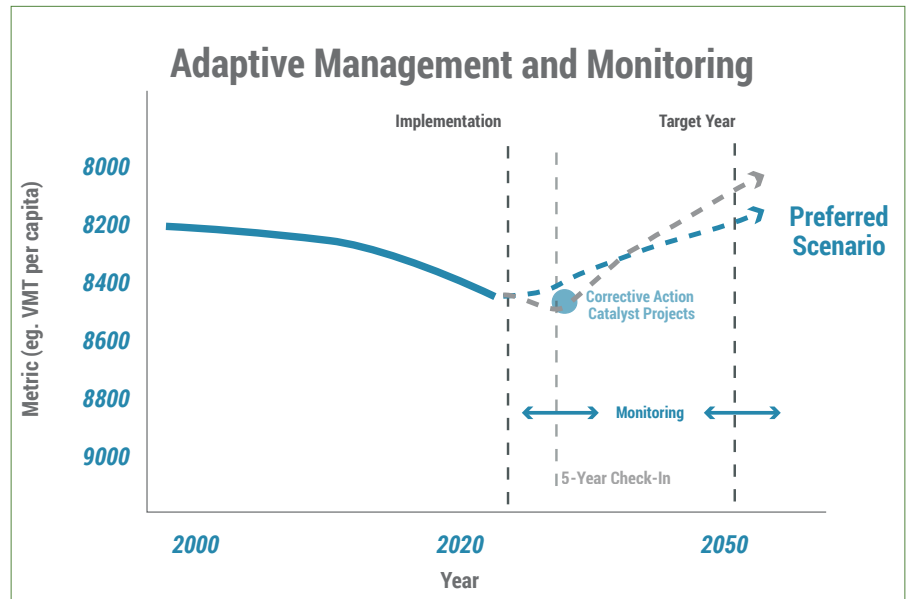
Based on previous phases, including the plan audit and policy gap analysis, a draft of preliminary principles, policies, and strategies will be presented and reviewed with TS and SC. As part of this review, key enhancements should be identified, including format and layout changes, and opportunities for illustrations and graphics. In addition, key updates in regard to Code Update will be discussed at this time (refer to Task 4.3).

The policy format will be reviewed against other municipality plans for consistency, in particular, the Larimer County Comprehensive Plan; existing IGAs; and neighboring Comprehensive Plans. Any discrepancies or inconsistencies will be discussed with TS and SC. Defining each community's inclination for regulation and the resources available can often predict the likelihood of successful implementation. To this end, the consultant team will identify a range of possible implementation practices while the plan's goals and objectives are taking shape—prior to making final recommendations. The result will be a community-supported policy that TS can defend and implement.

Once draft policies have been reviewed and refined by TS and SC, a set of small group workshops will be held to vet and enhance the policies and create an advocacy base for plan adoption. The consultant team will prepare materials for, and facilitate up to six small group meetings, which will also be aligned with Task 4.3 to identify initial reaction to preliminarily identified code changes.

3.2 ACTION PLAN

As the Town grows, meeting each goal becomes more critical and projects and associated triggers can ensure their implementation. A prioritized action plan with anticipated capital projects, regulations, studies, and funding options will help prioritize projects, which could include updates to existing, or new MOUs and IGAs with neighboring municipalities, local road improvements, or regional trail system projects. This action plan would track accountability, follow through, and effectiveness of the updated Plan. Indicators previously identified in Phase 1, and refined in Phase 2 will determine if we are heading in the right direction. The Action Plan works best when there are minor check-ins before a trigger is hit so smaller corrective actions can prevent the need for larger capital projects. This adaptive management approach avoids the mistakes of many plans that are overly general. Plans using this approach allow to look back 5 to 10 years later and ensure we are always making the lives of our citizens better.



3.3 DRAFT PLAN DEVELOPMENT

The consultant team will develop an end product that is easily navigated and accessible to the public with minimal technical language or jargon. It will meet all functional and statutory requirements with a consistent, integrated look, feel, and aesthetics that celebrate the Town. Content, layout, and format for each document will be mocked up for discussion and through an in-person graphic workshop, reviewed and enhanced with TS and SC. The Plan will include an extensive use of maps, tables, illustrative renderings, and other graphics that enhance readability. In addition, Logan Simpson will produce an executive summary of the Plan in condensed format (e.g., brochures, posters, etc.) available in electronic format. The Plan will include recommended land use mixes, opportunity areas schematics, priority areas for growth, and implementation priorities and phasing.

During the public review period, the consultant team will conduct a series of four public events, in various locations to present the draft Plan at either a festival-type event or a formal public open house. Key policy changes and features will be highlighted, and attendees will have the opportunity to discuss questions with the consultant team, TS, and SC members.

3.4 FINAL PLAN & ADOPTION

Our team will support TS in individual briefings of PC and TC members, and subsequent presentations of the final document at PC and TC public hearings. The consultant team anticipates two rounds of minor revisions, as directed by PC, TC, and comments received during the public hearing. The consultant team will use each set of revisions to update the document for a TC draft and a final Plan. The consultant team will make minor

revisions, if any, as directed by TC, following the hearing. The consultant team will provide TS with final packaged InDesign and .pdf electronic files, an MS Word document of extracted text, and supporting mapping, graphics, and analyses files.

3.5 IMPLEMENTATION GUIDELINES & TEMPLATES

Once complete, and to facilitate implementation of the action plan, the consultant team will create sample templates for an annual work plan, annual indicator report, and development review checklist.

Phase 3 Meetings and Deliverables

- Bi-weekly Conference Calls (every other week)
- SC Meetings #5, #6 and #7 agendas, materials, facilitation, and summaries
- PC / CC presentation #4 PowerPoint and assistance in presentation (to present Plan Framework and Code Assessment, Task 4.2)
- Project website monthly updates
- Draft, two rounds of revisions, and final Plan Framework and Future Land Use map
- Meeting plan and agendas for small group meetings, web/social media notification; presentation materials, facilitation, and summary
- Draft and final action plan, identifying specific targets and measurements for final indicators
- Draft Plan document for TS review; revised draft document for SC review; revised draft for public review; revised draft for PC; final draft for TC
- Meeting plan and agendas for public review/ open houses, web/social media notification; presentation materials, facilitation, summary, and online questionnaire setup and distribution for public open houses
- PC and TC briefings, public hearing presentation materials, and assistance in presentation
- Final Plan document with associated live files (i.e. Adobe

InDesign document package with fonts and linked graphics; Adobe Illustrator graphic files; GIS mapping files; and any associated Microsoft Word/ Excel files)

- Draft and final implementation guidelines/templates (i.e. annual work plan, annual indicator report, and development review checklist)



A few examples of Logan Simpson's comprehensive plan documents include Imagine Winter Park and Mead, Colorado and Millcreek Together, Utah.

PHASE 4 | DEVELOPMENT CODE ASSESSMENT

4.1 CODE AUDIT

An essential first step in the code update process is to understand the existing code structure - how it works, what's inside, what's working and what's not. As part of Phase 4, Task 4.1, the consultant team will review the existing code, the new comprehensive plan, other planning documents, recent development approvals, variances, and other pertinent documents as well as relevant case law to ensure that our recommendations are consistent with State statutes. As part of early stakeholder interviews/small group meetings identified in Task 2.1 the consultant team will gather feedback on the current development review process and existing standards from the perspective of those who are developing, building, and operating businesses in the community - essentially those who are most familiar with the development application process.

4.2 CODE AUDIT REPORT

Team member, White & Smith, LLC, will synthesize the information gathered from the Task 4.1 Code Audit and initial public outreach (Task 2.1) along with information resulting from the Comprehensive Plan visioning process and our review of existing documents (Task 4.1) into a Code Assessment Report. The Code assessment will include general recommendations (not in code amendment language) to address basic code structure; what regulations need to be added or removed; any necessary modifications to zoning districts; character area standards; sign code updates for content neutrality and innovation; sustainability; affordability; development trends; and any other topics that arise from the information gathering meetings.

During the Code Audit, we will review the existing code, 2006 Area Comprehensive Plan, Downtown Improvements Master Plan, Downtown Design Guidelines, Larimer County Comprehensive Plan (2019), and other applicable planning guidance in order to be consistent with State statutes.



4.3 OUTLINE OF PROPOSED UPDATES

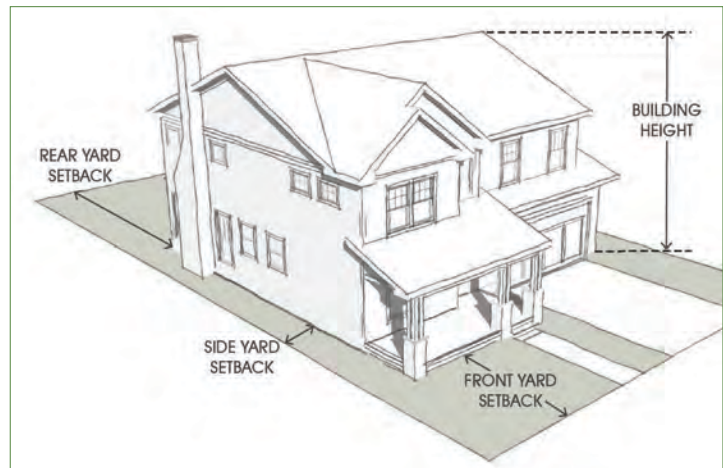
In tandem with the development and finalization of the Comprehensive Plan document, and in order to develop a comprehensive code structure, the consultant team will develop an annotated outline of proposed updates, combining current chapters 15, 16, and 17 into a unified LDC. The outline will not only provide a vehicle for organization of the code sections but also track existing code sections regarding their placement in the code update: relocation, amalgamation, removal or no change. The assessment report will be reviewed and refined by TS and SC, and then presented to PC and TC for approval prior to detailed development of the draft code language.

4.4 COMMUNITY OUTREACH

In an effort to keep the code process transparent and inclusive, the consultant team will prepare targeted code questions at a conceptual, high level, and present these questions as part of the Comprehensive Plan outreach efforts (Task 3.3). This lets us make the most of public feedback by using it in a seamless manner at both the development and implementation (at a code policy level) of the Comprehensive Plan Furthermore, this unified outreach effort provides an opportunity for the TS, SC, P&ZC, and TC to appreciate the transition and story from Comprehensive Plan to Code Update, while remaining efficient with the project schedule and minimizing public outreach fatigue. Subsequently, during Task 4.3, White & Smith will present the completed code assessment to P&ZC and TC to provide an overview and schedule of the project and gauge support of developing priorities suggested.

Phase 4 Meetings and Deliverables

- Staff Conference Calls (as-needed)
- Draft and final code assessment report
- Draft and final code update outline
- 3 Trips by White & Smith personnel:
- Meeting materials for Vision and Values events (Task 2.1), specifically key questions related to efficacy and changes needed to the Code
- Meeting materials for Opportunities Analysis events (Task 2.2), specifically key questions related to character areas and related standards desired for the Code
- Meeting materials for public review events (Task 3.3), specifically key questions related to transition from Comprehensive Plan policy to implementation of Code
- Meeting materials for SC#3, #4 and #5, PC, and TC (if applicable) review and confirmation of assessment report and outline (Tasks 4.1-4.3)

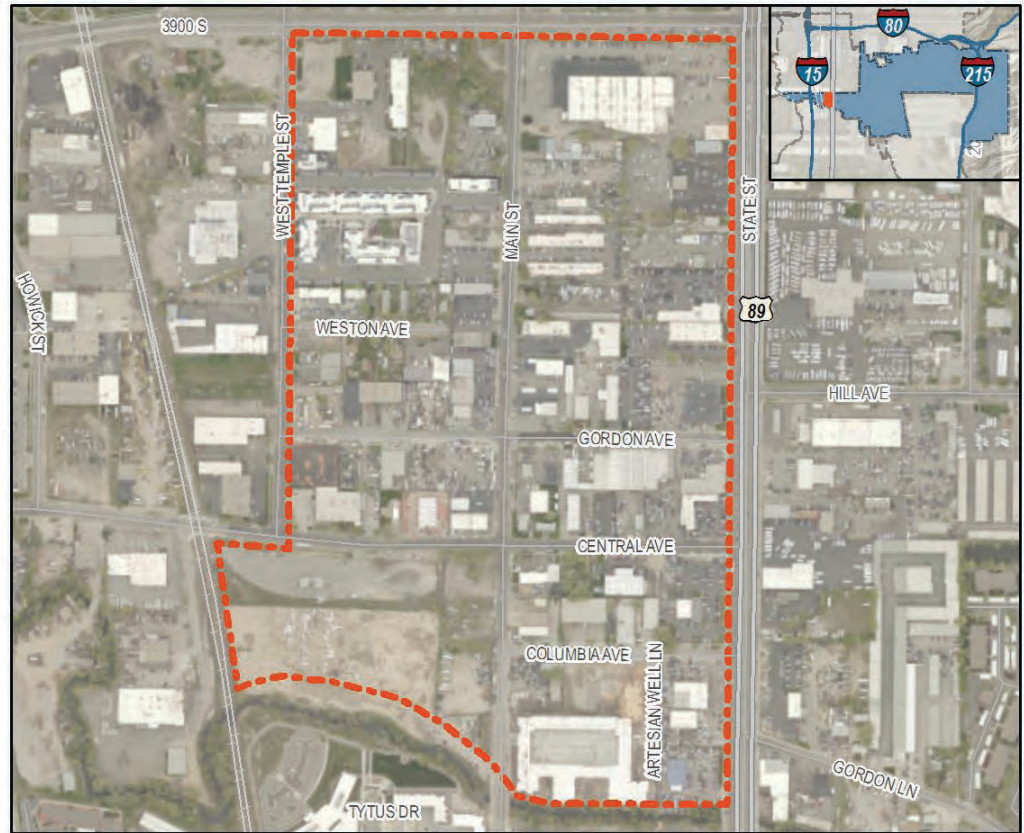


Detached single family standards developed for Loveland's code update.

DOCUMENT	SECTION	SUBJECT	REGULATIONS AND STANDARDS COVERED
Land Development Code	LDC 6.5.7	Arterial and Collector Frontage Screening Design Requirements	Double Frontage Lots Sound Barrier Fences and Walls Minimum Open Frontage Maximum Fence or Wall Length or Plane Fence or Wall Setbacks
Land Development Code	LDC 7.6.17	Easements	Natural Gas Easements Utility Easements Sanitary Sewer Easements Drainage Easements
Code of Ordinances	Chapter 54	Motor Vehicles and Traffic	Model Traffic Code

Example of a Standards Decision Matrix from the City of Arvada Transportation Manual.

During the comprehensive plan process for Millcreek Together, character illustratives were developed that set the stage for the code graphics.



PHASE 5 | CODE DEVELOPMENT

TASK 5.1 INITIAL DRAFT OF UPDATED DEVELOPMENT CODE

The consultant team will transition to implementing the newly adopted Comprehensive Plan policy into Code. In order to develop a user-friendly code to appeal to a variety of audiences, the updated code document will need to be clear and organized, and include an appropriate balance of text, tables, and illustrated procedural diagrams. The code will be drafted in three separate modules organized by the following three topics: procedures, zoning and development standards.

Procedures. Basic development application procedures will be reviewed in conformance with best practices and adjusted to streamline development applications. The administrative section will be strengthened so that decisions are not subjective. Subdivision standards will be re-written to provide more land division options and provide clarity in the expectation of application requirements. We also will use flow charts and table and text boxes to illustrate key procedures for ease of use.

Zoning. Current zoning designations will be analyzed to provide new or consolidated zone districts to encourage housing diversity and right sized development in commercial areas and the Downtown Corridor.

Development Standards. Our team has helped community develop requirements and incentives for communities throughout Colorado and the country. We will employ overlays, requirements, incentives, and nongovernmental programs for the protection of community quality, development patterns dictated by the updated comprehensive plan, scenery, floodplains, slopes, wildland-urban interface, and recreational access. Design standards will be consolidated and organized for ease of use.

Coordination with TS will take place throughout the code drafting process by way coordination calls on a bi-weekly basis or as-needed. Meetings will be held with the SC, PC, and TC following completion of each module for general buy in. However, it is our intent that the code would be adopted as one consolidated document following completion of all three modules. This process ensures a fully coordinated document and a more cohesive end-product.

5.2 FINAL DRAFT OF UPDATED DEVELOPMENT CODE

A public draft of the completed code document will be made available for public comment following general approval by TS and SC. This event will take place in a central location and include materials to represent the basic components of the updated document.

Our team will support TS in individual briefings of PC and TC, and subsequent presentations of the final document at public hearings. The consultant team will incorporate TS, PC, and TC responses into the final development code, and anticipates two rounds of minor revisions based on written direction by TS. We anticipated attending two adoption meetings to be determined after TS consultation.

Phase 5 Meetings and Deliverables

- Staff Conference Calls (as-needed)
- Meeting plan and agendas for public code review/ open houses, Town web/social media notification; presentation materials, facilitation, and summary for the following meetings:
- Procedural Code Revisions
- Zoning Revisions
- Development Standard Revisions
- Meeting materials for SC#8, #9, agendas, materials, facilitation, and summaries
- Public Review of Initial Draft LDC
- Adoption meetings for the Final LDC
- PC & TC #5 and #6 briefings, public hearing presentation materials, and assistance in presentation
- Drafts of three Code Modules for TS review, SC review, and PC / TC review
- Final Code document – 5 copies and in digital format

5. SCHEDULE

We recognize that the anticipated 18 month schedule could be extended, and recommend extending the code process to 22 months in order to accommodate an extensive outreach process and incorporate the goals and policies developed during the Comprehensive Plan appropriately in to the Code Rewrite.

	2019		2020					
	M1	M2	M3	M4	M5	M6	M7	M8
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
COMPREHENSIVE PLAN UPDATE								
PHASE 1 FOUNDATION								
1.1 Kickoff & Ongoing Project Management	TS/SC 1							
1.2 Plan Branding								
1.3 Community Engagement Plan								
1.4 Existing Conditions & Trends Analysis								
1.5 Benchmarking & Existing Policy Assessment			SC2 PC/TC1					
PHASE 2 VISION & OPPORTUNITIES								
2.1 Values & Vision		PE1			PC/TC2			
2.2 Opportunities Analysis					SC3	PE2	SC4	PC/TC3
PHASE 3 PLAN DEVELOPMENT								
3.1 Proposed Comprehensive Plan Framework								
3.2 Action Plan								
3.3 Draft Plan Development								
3.4 Final Plan & Adoption								
3.5 Implementation Guidelines & Templates								
DEVELOPMENT CODE REWRITE								
PHASE 4 DEVELOPMENT CODE ASSESSMENT								
4.1 Code Audit					SC3			SC4
4.2 Code Audit Report								
4.3 Outline of Proposed LDC Updates								
4.4 Community Outreach		PE1			PE2			
PHASE 5 CODE DEVELOPMENT								
5.1 Initial Draft of Updated Land Use Code								
5.2 Final Draft of Updated Land Use Code								

PE: Public Event • **TS:** Town Staff Meeting • **SC:** Steering Committee Meeting

PC Hearing: Planning Commission Hearing • **TC Hearing:** Town Council Hearing

6. SUBCONSULTANT SERVICES

WHITE & SMITH LLC



White & Smith was founded in February of 2005 by Mark White and Tyson Smith. Prior to the formation of White & Smith, LLC, the principals worked together for five years at a leading national law and planning firm. White & Smith continues the tradition that was started by their former firm: a national land use law practice focused on municipal representation. From 1996 to 2004, Mark White managed and prepared nearly all of the development code work for that firm, and has over 24 years of experience as an urban planner and land use attorney. Their professional staff includes attorneys with planning (AICP) certifications and a LEED-certified architect with experience in designing residential, commercial and historic buildings. White & Smith have completed over 50 code updates in 24 states, ranging from conventional zoning regulations to modern form-based or composite zoning codes.

White & Smith is a trusted partner with whom Logan Simpson is currently developing the Land Use Code for Eagle, Colorado and Teton County, Idaho, and was recently subcontracted for Logan Simpson's work on Wellington, Colorado and Teton County, Idaho. In addition, White & Smith is updating the design and development standards for the City of Westminster, Colorado concurrently with Logan Simpson's work to update Westminster's Comprehensive Plan. Partner Tyson Smith will be primarily responsible for legal based review of the LDC update. He and his team will not only review the updates, they will draft sections of code and provide a general review based on their legal expertise.

7. FEE PROPOSAL AND RATE SCHEDULE

	HOURS	LABOR	EXPENSES	TOTALS
COMPREHENSIVE PLAN UPDATE				
PHASE 1 FOUNDATION				
1.1 Kickoff & Ongoing Project Management	102	\$11,372	\$100	\$11,472
1.2 Plan Branding	36	\$3,478	\$0	\$3,478
1.3 Community Engagement Plan	40	\$3,432	\$0	\$3,432
1.4 Existing Conditions & Trends Analysis	84	\$7,012	\$0	\$7,012
1.5 Benchmarking & Existing Policy Assessment	48	\$4,032	\$100	\$4,132
Subtotal	310	\$29,326	\$200	\$29,526
PHASE 2 VISION & OPPORTUNITIES				
2.1 Values & Vision	138	\$13,232	\$600	\$13,832
2.2 Opportunities Analysis	166	\$16,052	\$3,900	\$19,952
Subtotal	304	\$29,284	\$4,500	\$33,784
PHASE 3 PLAN DEVELOPMENT				
3.1 Proposed Comprehensive Plan Framework	48	\$4,032	\$0	\$4,032
3.2 Action Plan	90	\$8,064	\$150	\$8,214
3.3 Draft Plan Development	178	\$16,584	\$150	\$16,734
3.4 Final Plan & Adoption	98	\$8,888	\$500	\$9,388
3.5 Implementation Guidelines & Templates	56	\$4,824	\$0	\$4,824
Subtotal	470	\$42,392	\$800	\$43,192
Comprehensive Plan Total	1,084	\$101,002.00	\$5,500.00	\$106,502
DEVELOPMENT CODE REWRITE				
PHASE 4 DEVELOPMENT CODE ASSESSMENT				
4.1 Code Audit	64	\$8,184	\$50	\$8,234
4.2 Code Audit Report	72	\$8,664	\$150	\$8,814
4.3 Outline of Proposed LDC Updates	34	\$4,466	\$50	\$4,516
4.5 Community Outreach	14	\$1,822	\$250	\$2,072
Subtotal	184	\$23,136	\$500	\$23,636
PHASE 5 CODE DEVELOPMENT				
5.1 Initial Draft of Updated Land Use Code	730	\$99,410	\$300	\$99,710
5.2 Final Draft of Updated Land Use Code	226	\$30,034	\$300	\$30,334
Subtotal	956	\$129,444	\$600	\$130,044
Development Code Rewrite Total	1,140	\$152,580	\$1,100	\$153,680
COMBINED PROJECT GRAND TOTAL	2,224	\$253,582	\$6,600	\$260,182

HOURLY RATES

LOGAN SIMPSON

Bruce Meighen	\$228
Jennifer Gardner	\$103
Miriam McGilvray	\$95
Emily Morales	\$75
Megan Moore	\$150
Mitch Hendrick	\$75
Kristy Bruce	\$85
Brian Taylor	\$75
Support Staff	\$66-96

WHITE & SMITH

Tyson Smith	\$185
Kelly Cousino	\$145
Mark White	\$185
Support Staff	\$100

REIMBURSABLE EXPENSES

Logan Simpson charges project expenses at cost, with mileage reimbursed at the current Federal rate.

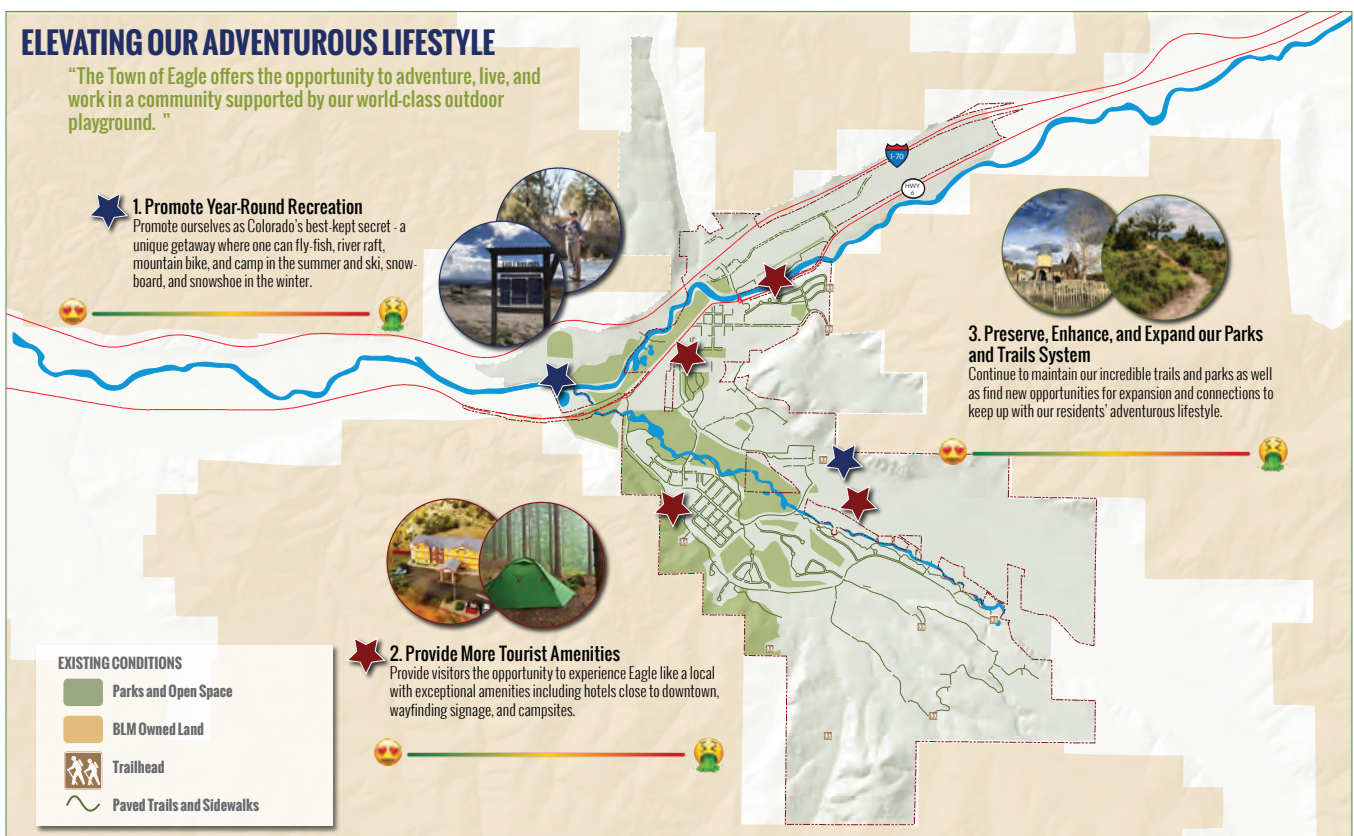
8. EXPERIENCE AND REFERENCES

Our team is pleased to provide the following 10 projects and their references. These plans are representative of work along the Front Range, Colorado, and Utah that are either combined comprehensive and code projects or planning projects that pave the way for code updates, enhancements, and recommendations. Many of these areas are struggling with growth challenges similar to what Johnstown is experiencing, such as insufficient water demand, the balance of growth pressures and the agricultural community, and a short supply of mixed-use and multi-family housing to support a new generation of industrial, commercial, and retail employees.

ELEVATE EAGLE COMPREHENSIVE PLAN AND LAND USE AND DEVELOPMENT CODE, COLORADO

Reference: Brandy Reitter, Town Manager | Town of Eagle | P: 970.328.9628 | E: brandy.reitter@townofeagle.org

The Town of Eagle is located approximately 200 miles west of Denver in Eagle County. The town has a population of approximately 6,500 people (census 2010) and is currently experiencing high growth pressures. Influenced by Western Slope ranching, federal lands, and two world-class ski resorts (Vail and Beaver Creek), the town has a mix of rich historical agriculture and new recreation economies that influence the growth and development of the community. Although the last plan was adopted just eight years ago, demographic and geographic shifts in the town have spurred many questions about the town's future growth, disaster preparedness, transportation, housing, and resource management. While Eagle has adequate land to satisfy the high demand for growth, the need to protect neighborhoods, green space, and natural assets constrains the Town's growth area and requires careful thought about how the community wants to take advantage of each opportunity for change. The comprehensive plan update, Elevate Eagle, is being updated in conjunction with the town's Development Code. Adopted in 1976, a full overhaul will be necessary to align the Development Code with Elevate Eagle, as well as to address a number of issues including downtown parking management, low-water landscape standards, lighting, a process perceived as onerous and outdated, and inconsistency in interpretation. White & Smith are assisting with development of the draft code language and providing legal review for compliance with state statutes and case law.



US287 STRATEGIC PLAN, CREATE LOVELAND COMPREHENSIVE PLAN, AND ZONING CODE UPDATE, LOVELAND, COLORADO

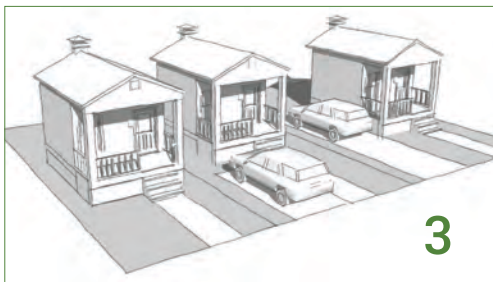
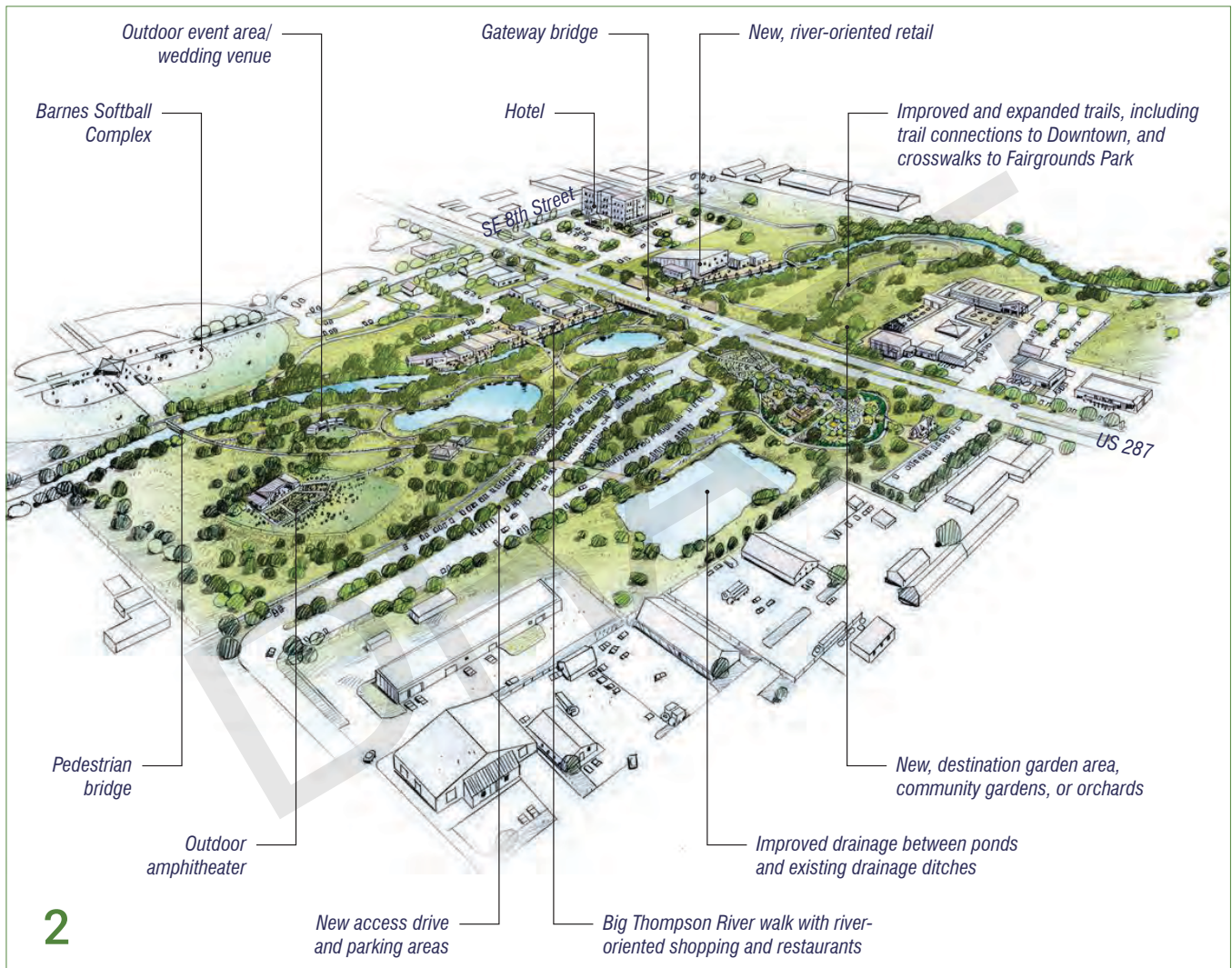
Reference: Alan Krcmarik, Executive Economic Advisor | City of Loveland | P: 970.962.2625 | E: alan.krcmarik@cityofloveland.org

Loveland is a community seeking to leverage their artistic identity, address growing challenges with changing demographics, and proactively manage growth and regional coordination. Beginning in 2013, Logan Simpson's team worked with the City to develop the **US 287 Strategic Plan** for this regional highway in a sustainable manner, also the predominant north/south route through the City. The plan provides both policy and physical improvement recommendations, with a focus on the revitalization and improved economic vitality of the corridor over the next 20 years. Key objectives of the plan included creation of a positive, welcoming image along the corridor and at gateways; generation of private investment; redevelopment of deteriorated areas; generation of jobs and new tax revenue; and improvement of public infrastructure.

Partway through the US287 strategic planning process, Logan Simpson began working with the City on the comprehensive plan update. Logan Simpson's approach to **Create Loveland** included a focus on the redevelopment of downtown and key commercial corridors; resiliency in all its economic, fiscal, neighborhood and environmental dimensions; and greater integration of land use, transportation, and healthy lifestyles. The plan used broad community input to articulate the shared values and vision of Loveland's citizens. A set of performance indicators, prepared in partnership with our subconsultant team, support the plan by showing historic trends, a future trajectory, and ways to assess Loveland's progress in achieving that vision. Create Loveland was awarded a 2017 Merit Award from APA Colorado – more than just aggressive monitoring, this plan lays the foundation for the immediate update of the municipal code as well as prepositioning to apply for HUD resiliency funding.

Most recently, Logan Simpson joined an attorney-led team to complete the City's **Zoning Code Update**. Specific attention was given to developing new zoning code language and standards to reflect the Comprehensive Plan's vision for new Complete Neighborhoods and Enhanced Corridors. This involved creating a series of graphics that illustrate different building types within a housing palette, building massing concepts for the downtown area, and new infill, corridor, and neighborhood development standards. This cohesive graphic language complements the updated code, ensuring a more user-friendly and functional document. The Complete Neighborhoods concept was worked into the code as an optional alternative land use designation to encourage a more sustainable approach to neighborhood design by bringing everyday services closer to home to reduce number of automobile trips and increase walkability. A complete neighborhood includes a fine grained mix of housing types, densities, and neighborhood scale commercial and civic uses arranged in a pattern that supports pedestrian and bicycle transportation ultimately integrating commercial and employment uses with housing.





1,2) Artist's renderings depict general concepts for future development and redevelopment
3-5) These three graphics support Loveland's policies for implementation through the code
update, and include a Housing Palette, the Downtown Redevelopment Area, and Complete
Neighborhoods, which incorporates sustainability elements through a mix of housing types,
parks, and retail in a walkable setting.

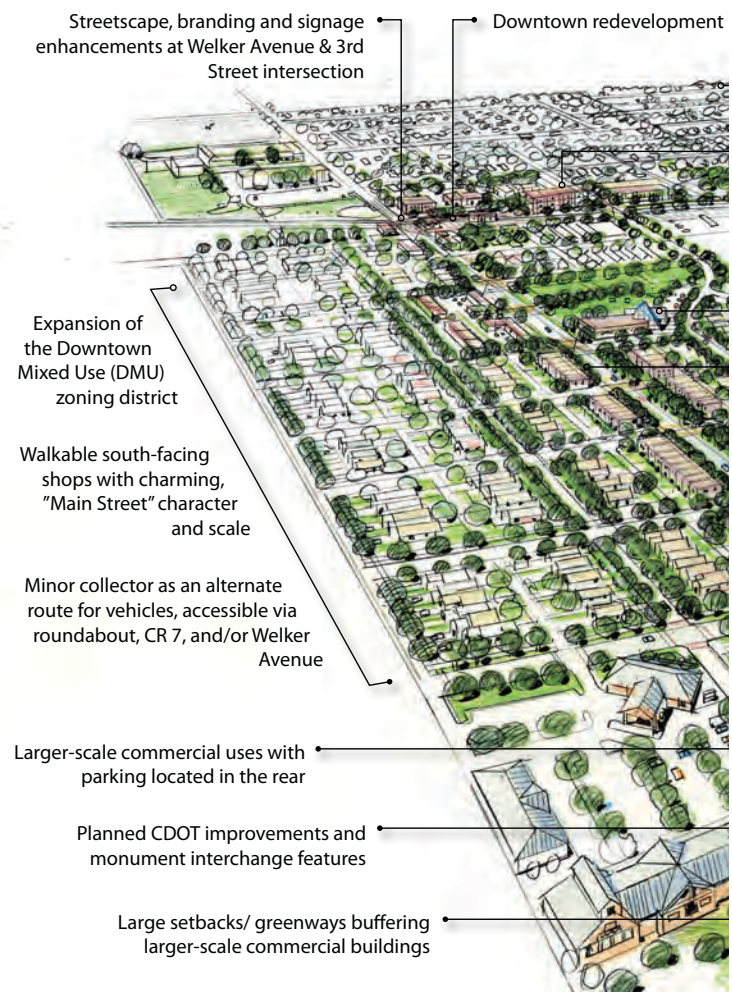
TOWN OF MEAD COMPREHENSIVE PLAN AND SUBSEQUENT TRANSPORTATION MASTER PLAN, MEAD, COLORADO

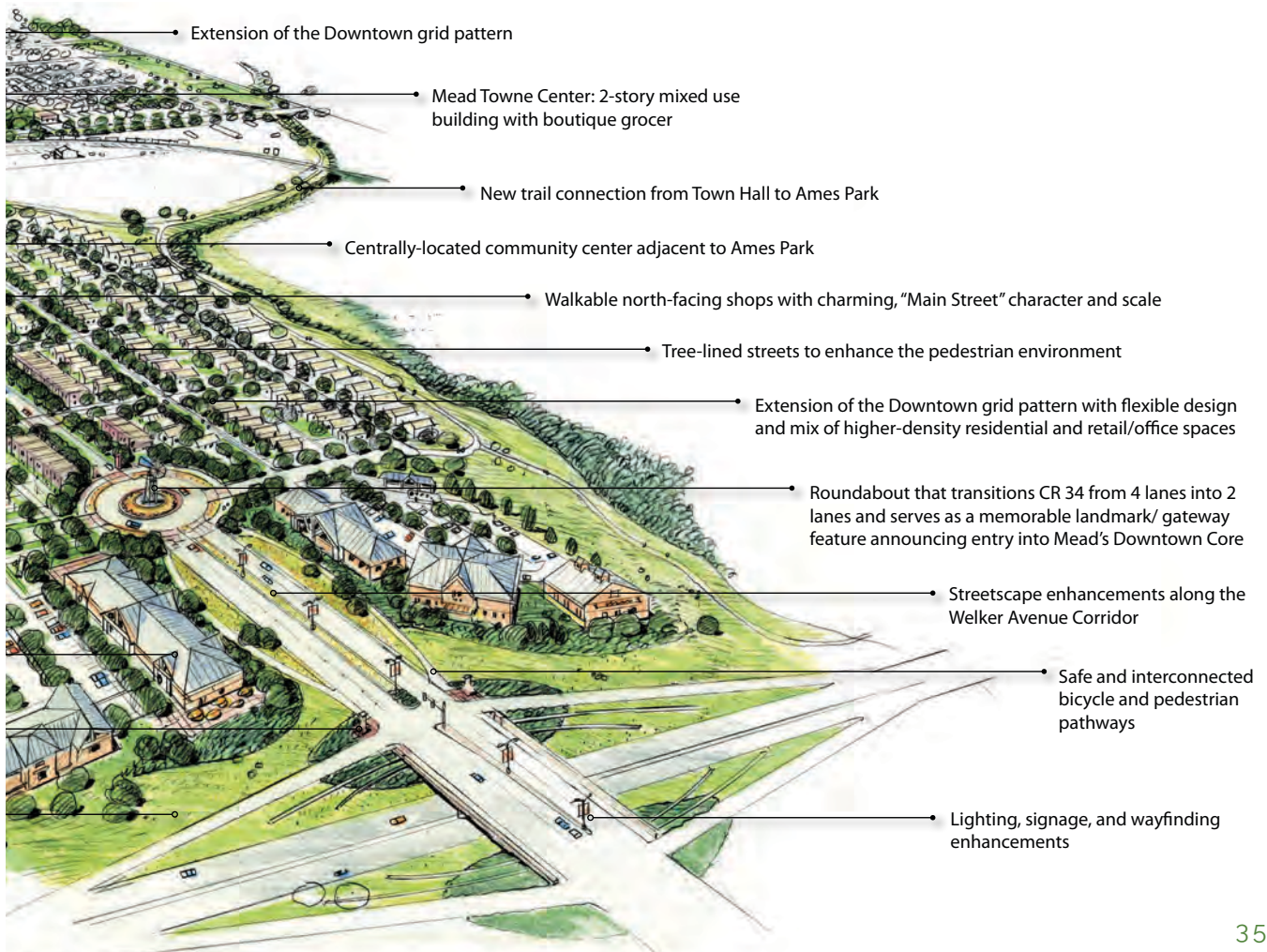
Reference: Jennifer E. Vecchi, AICP, LEED AP BD+C, Principal, Vecchi & Associates, LLC | Town of Mead Interim Planning Director and Project Manager for the Mead Comp Plan & LU Code Update | P: 303.774.0173 | E: jennifer@vecchiassociates.com

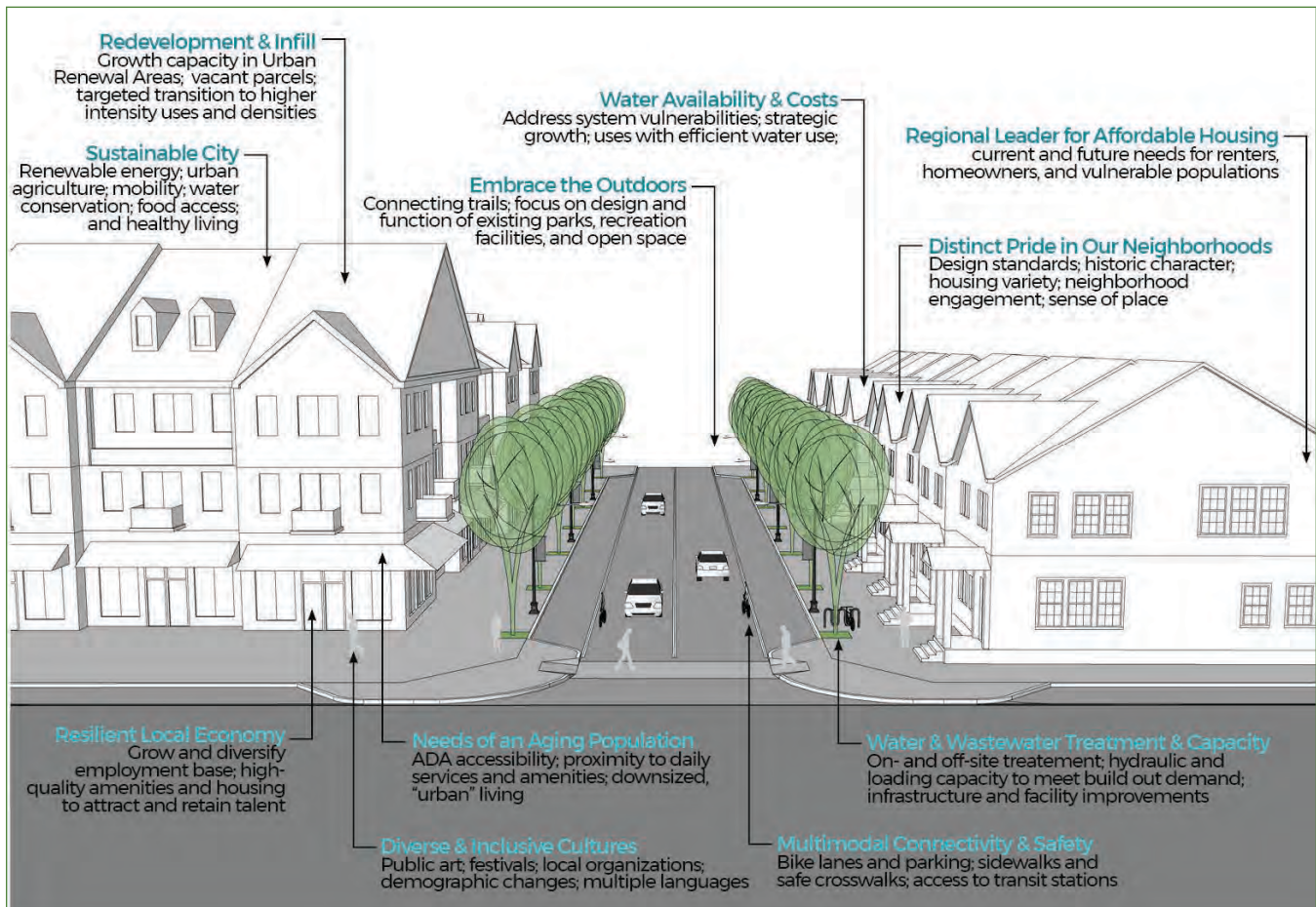
Logan Simpson recently completed the Town of Mead's Comprehensive Plan, which strives to preserve the rural, small-town character integral to its identity while addressing regional development pressures to meet residential and commercial demand. The Plan recognized the need to move forward with diversification of housing types and focused on economic health and employment opportunities, specifically right-sizing commercial hubs, and allowing for more flexibility in mixed use and residential land uses to sustain vibrant and resilient commercial areas. While drafting policy language, the team identified components of the Plan that would require implementation actions affecting the Land Use Code. By writing the Comprehensive Plan update and code review in tandem, the Town's planning and development strategies and objectives were developed alongside regulatory tools.

As a key part of the Plan update, targeted Strategic Action Plans were created for three priority sub-areas – the areas in which there were opportunity to create the most impactful change. For two of these sub-areas, Downtown Mead and the Walker Avenue Corridor, and the Highway 66 Corridor Logan Simpson developed detailed illustrative corridor plans to illustrate the character and mix of future development; highway laneage, parking options, intersection and median treatments, access management, and parallel routes; and identity, wayfinding and streetscape elements and of which planning staff will use to review development proposals and locate and construct infrastructure and amenities.

The final Mead Comprehensive Plan was adopted unanimously by the Planning Commission, and unanimously approved by the Board of Trustees in April 2018. Action items from the Plan are already underway, with the initiation of the Transportation Master Plan led by a transportation engineer and supported by Logan Simpson. The land use character and future housing and employment densities established within the Plan has influenced the demographic numbers and projections that will be used in the transportation demand model, and Logan Simpson also converted the land use designations and associated projections into TAZs that will influence the volume of and possible mitigation strategies for future traffic.







WESTMINSTER FORWARD, COLORADO

Reference: Andrew Spurgin, Principal Planner | City of Westminster Long Range Planning | P: 303.658.2127 | E: aspurgin@cityofwestminster.us

Logan Simpson is currently working with the City of Westminster on a comprehensive plan update, which is one component of Westminster Forward, the City's planning initiative that will help to develop the framework for long-term projects. In addition to leading the comprehensive plan update effort, Logan Simpson is serving in a coordination role for six projects encompassed by Westminster Forward including: the Comprehensive Plan; Land Use Code Update being led by White & Smith; Parks, Recreation and Libraries Plan; Transportation and Mobility Plan; Sustainability Plan; and Water Supply Plan.

The comprehensive plan update is focused on aligning land uses with the community values and needs, such as economic and community resiliency, energy and climate concerns, and water resources. As such, Logan Simpson is working closely with the city's public works and utilities staff to analyze the difference in water demand between existing and updated comprehensive plan land use categories and mapping. Limited water supply and higher than anticipated development densities have impacted the city's overall availability of water, and key to this Plan update is the ability to produce a future land use map that meets the city's vision, while still being feasible based on water supply.

To support the Sustainability Plan effort, the consultant team is working to coordinate and review key sustainability metrics and water-saving techniques as well as review the new code language and make recommendations to ensure alignment with the City's sustainability goals.

Currently in the draft plan phase, the plan has incorporated an extensive public outreach process resulting in hundreds of online survey responses, nearly 2,100 poll responses at the City's Harvest Festival, and more than 40 stakeholder interviews.



The multi-pronged community engagement strategy aimed to continually reach and unify this diverse first-tier suburb of Denver through an interactive website, keynote speaker events discussing big issues and opportunities, multimedia event coverage, mailed newsletters to all residents, advisory board summits, and engagement of youth in the planning process.

ARVADA COMPREHENSIVE AND TRANSPORTATION PLAN, LAND USE CODE UPDATE, AND TRAFFIC DIVISION STANDARDS, COLORADO

Reference: Carol Ibanez, AICP, Senior Planner | P: 720.898.7463 | E: cibanez@arvada.org

In 2013, Logan Simpson managed the consultant team to update the City of Arvada's comprehensive plan. The City was experiencing many changes with the opening of a new commuter rail line, a new regional parkway, large-scale new developments and a renaissance in its Olde Town. Arvada's aging population, older neighborhoods, and declining retail environment, presented challenges requiring economic development strategies focused on building home-grown businesses, developing in brown-field or infill areas, revitalizing blighted areas through active urban renewal authority, and maintaining an aging infrastructure.

The Logan Simpson team worked to leverage Arvada's strengths through integrated land use and transportation planning; focused effort on key corridors and catalyst sites; and a robust analysis of demographics, economic conditions, and fiscal impacts. The multi-pronged community engagement strategy aimed to continually reach and unify this diverse first-tier suburb of Denver through an interactive website, speakers on the big issues and opportunities facing the community, multimedia coverage of events, mailed newsletters to all residents, advisory board summits, and engagement of youth in the planning process.

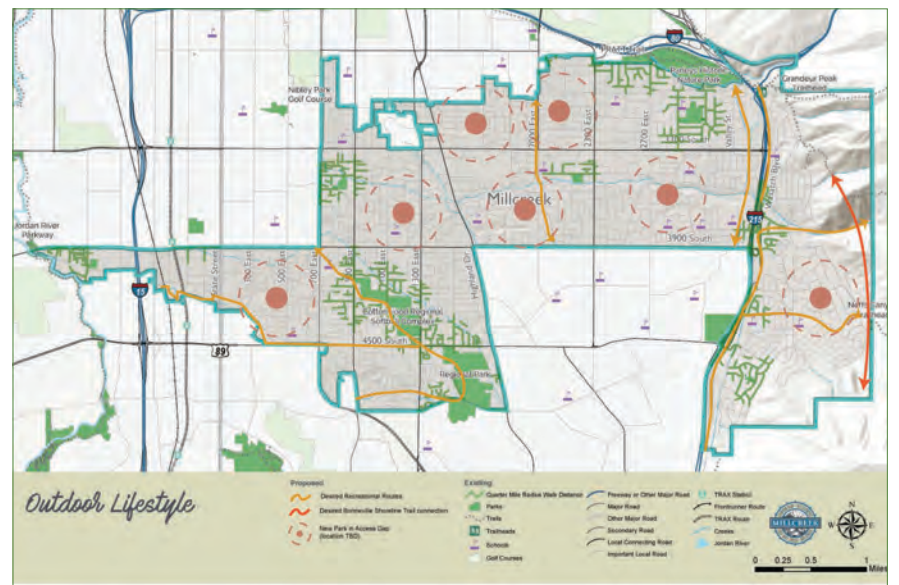
The overall policy reform focuses on sustainability and active living. In an additional segment of the study, Logan Simpson integrated land use and transportation planning for four new TOD Stations, a regional parkway, and a new creative district along Wadsworth Boulevard with transit options addressing the expanding Arvada Center. This creative arts district looks to strengthen the connection between the historic downtown and the regionally significant Arvada Center, by considering retail redevelopment, placemaking, supporting transit, and the need for building space and housing appropriate to artists and creative industries. The plan was unanimously adopted by City Council in December 2014.

Following adoption of the comprehensive plan in 2014, Logan Simpson has been working with an attorney-led team on the two year project of updating the land development code to both comply with the new comprehensive plan policies and develop new regulation to address mixed use and infill development as well as emerging trends in sustainability and transportation including ride share, scooter share and Uber/Lyft. More recently, Logan Simpson joined a team of transportation engineers to assist in development of a transportation manual. Our team is currently reviewing the existing code for any language related to traffic and transportation planning and populating a matrix to help determine redundancy, inconsistency, and/or missing regulations. This information will be used to determine what needs to belong in the new transportation manual and what updates need to be made to the land development code to correlate. Recommendations to code language updates will be made as a final deliverable to the project.

MILLCREEK TOGETHER GENERAL PLAN AND DEVELOPMENT CODE, UTAH

Reference: Francis Lilly, AICP,
Planning Director | Millcreek
Planning Services | P: 801.214.2752 |
E: flilly@millcreek.utah.gov

Logan Simpson is leading the project to develop a General Plan and recommend ordinance changes for the City of Millcreek, incorporated in 2016. This will be the first General Plan for the City, and the project is of great interest throughout the community. Millcreek is unique in Utah in that it encompasses a broad diversity of demographics, ethnicities, and economic conditions, and the City leaders are committed to developing a plan that is both individualized to the needs and circumstances of all its residents, and unifies and brands the new City as a great place to live and invest. Hallmarks of the project include a neighborhood-by-neighborhood outreach and education public engagement program, and identification and design of a town center overlay zone and a Main Street overlay zone. As we move forward with developing the code, Logan Simpson will recommend amendments to the Salt Lake County land use regulations that were adopted by the City at incorporation and tailor them to meet the City's objectives.



Firm: White & Smith

Dates: 2006-2007, 2008-2009, 2016-2017, 2017

Population: 6,658

Land Area: 3.88 mi²

Mark White assisted City staff with amendments relating to growth management, affordable housing, and commercial design. Mark addressed difficult legal issues, such as vested rights, and suggested alternative standards and approaches. The City adopted amendments to its Growth Management Quota System (GMQS) in May 2007 that moved the city from a mechanical system to one with a normative set of approval criteria. These new standards offer greater predictability to applicants while, at the same time, implementing the City's design, housing, and sustainable development criteria.

Mark also developed approaches for the City to retain locally serving and character-based businesses, along with comments on the housing impact calculations. In 2016, Mark led a team of consultants on a variety of amendments to the City's Land Use Code (adopted in January 2017). These included:

- Land use mix, including a use mix and design that promotes locally serving businesses by reserving space for second tier businesses;
- Updated commercial design standards;
- Comprehensive parking and transportation design that includes a "soft" parking maximum;
- Updated view plane regulations; and
- Updated housing mitigation requirements.

In 2017, Mark updated the City's sign regulations to reflect the content neutrality principles of the United States Supreme Court decision of *Reed v. Town of Gilbert*. The revised sign code was adopted in August 2017.

Reference:

Jessica Garrow, AICP
Community Development Director
City of Aspen
City Hall
130 South Galena Street
Aspen, CO 81611
jessica.garrow@cityofaspen.com
970.429.2780

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP



LAFAYETTE, LA
UNIFIED DEVELOPMENT CODE

Firm: White & Smith

Dates: 2012-2015

Population: 120,623

Land Area: 53.91 mi²

White & Smith, LLC consolidated Parish-wide zoning and subdivision regulations into a single [Unified Development Code](#) (UDC). As part of the supplemental use regulations, Mark White updated the sign regulations and assisted the City with an analysis of political sign regulations. The UDC was unanimously recommended for approval by the Planning and Zoning Commission, and adopted in May 2015. Mark conducted staff and elected and appointed officials training on the new UDC prior to its effective date in December 2015. The new UDC:

- Consolidates and reduces the zoning districts.
- Introduces smart growth and form-based design principles, including new mixed use districts, a downtown form-based code, and parking reductions.
- Consolidates the zoning and subdivision processes for both the City and the unincorporated Parish.
- Brings the list of permitted uses up to date.
- Creates incentives for agricultural preservation and conservation.

Wallace Roberts & Todd, LLC led the overall project, with its efforts primarily focused on development of the Comprehensive Plan in the first phase. Mark's efforts were focused on the latter phases of the project, where he led the implementation of the newly adopted plan through the UDC. The project was completed on time and within budget.

Unified Development Code: <http://www.lafayettela.gov/PZD/Documents/UDC%20Amended%20January%202018.pdf>

Reference:

Carlee Alm-LeBar
(former Development & Planning Director,
Lafayette Consolidated Government)
1100 Camellia Boulevard, Suite 201
Lafayette, LA 70508
337.216.6513
carlee@rrcoa.com



"Mark and his team provided exceptional service and technical guidance in developing a modern and practical UDC for our community. Mark was always responsive and helpful in providing advice and policy recommendations throughout the entire process."

I recommend strong consideration of White & Smith for consulting services in local government planning and code development."

Carlee Alm-LeBar
former Development & Planning Director
Lafayette Consolidated Government

ADAMS COUNTY, CO
REVIEW OF LANDSCAPING REGULATIONS AND
OTHER DEVELOPMENT STANDARDS & REGULATIONS

Firm: White & Smith

Dates: March 2017 - March 2018

Population: 441,603

Land Area: 1,184 mi²

White & Smith, LLC worked with TischlerBise and Felsburg, Holt & Ullevig to review Adams County's landscaping regulations, update regional traffic impact fees, and provide a legal review of specified planning issues.

Mark White and Kelly Cousino (White & Smith, LLC) prepared a technical memorandum pertaining to the Adams County landscaping regulations. We first conducted a review of landscaping regulations in three peer counties in Colorado, and compared those regulations to Adams County. We then analyzed the relationship of the current landscaping regulations to Adams County's long-range plans and planning policies. The technical memorandum outlined recommended technical, administrative, and formatting changes. An annotated outline proposed a reorganization of the landscaping regulations.

Mark White prepared several legal memorandums addressing issues identified by County staff. The memorandums addressed diverse planning issues including agricultural uses, dedication issues, inclusionary zoning & affordable housing, and revolving loan funds.

The project was completed on time and within budget.

The project was completed on time and within budget.

Reference:

Nana Appiah, AICP
Manager, Development Services
Department of Community and Economic Development
Adams County, Colorado
4430 South Adams County Parkway
Brighton, CO 80601
nappiah@adco.gov
720.523.6819



RIO BLANCO COUNTY, CO
LAND USE RESOLUTION REVISIONS



Firm: White & Smith

Dates: 2014 - 2016

Population: 6,666

Land Area: 3,223 mi²

White & Smith, LLC was part of a team that revised Rio Blanco County's Land Use Resolution (LUR). The project was initiated as an internal County project and several articles of the LUR were revised in 2011 & 2012. Then, in 2014, Rio Blanco County hired the consultant team to complete the LUR update.

White & Smith, LLC worked with a planning consultant to rewrite LUR Articles to update language, improve organization, increase clarity and language precision, remove redundancies, address requirements of state and case law, and clarify how discretionary decisions are made. The team also evaluated and updated design and development standards to recognize the variety of development contexts in Rio Blanco County.



TOWN OF JOHNSTOWN

COMPREHENSIVE PLAN UPDATE AND DEVELOPMENT CODE REWRITE

REVISED FEE AND SCHEDULE SUBMITTED BY LOGAN SIMPSON
NOVEMBER 20, 2019

REVISED SCHEDULE

We recognize that the anticipated 18 month schedule could be extended, and recommend extending the code process to 22 months in order to accommodate an extensive outreach process and incorporate the goals and policies developed during the Comprehensive Plan appropriately in to the Code Rewrite.

	2020								2020				2021	
	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M13	M14
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
COMPREHENSIVE PLAN UPDATE														
PHASE 1 FOUNDATION														
1.1 Kickoff & Ongoing Project Management	TS1	PC/TC1												
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2.1 Values & Vision		SC1	PE1	PC/TC2										
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3.1 Proposed Comprehensive Plan Framework						SC3								
3.2 Action Plan														
3.3 Draft Plan Development								SC4		SC5				
3.4 Final Pan & Adoption											PE3	PC	TC	
3.5 Implementation Guidelines & Templates														
DEVELOPMENT CODE REWRITE - NOT PART OF THIS CONTRACT - SCHEDULE COMPLETED AT A LATER DATE														

PE: Public Event • TS: Town Staff Meeting • SC: Steering Committee Meeting
 PC Hearing: Planning Commission Hearing • TC Hearing: Town Council Hearing

REVISED FEE PROPOSAL AND RATE SCHEDULE

	HOURS	LABOR	EXPENSES	TOTALS
COMPREHENSIVE PLAN UPDATE				
PHASE 1 FOUNDATION				
1.1 Kickoff & Ongoing Project Management	102	\$11,372	\$100	\$11,472
1.2 Plan Branding	36	\$3,478	\$0	\$3,478
1.3 Community Engagement Plan	40	\$3,432	\$0	\$3,432
1.4 Existing Conditions & Trends Analysis	84	\$7,012	\$0	\$7,012
1.5 Benchmarking & Existing Policy Assessment	48	\$4,032	\$100	\$4,132
Subtotal	310	\$29,326	\$200	\$29,526
PHASE 2 VISION & OPPORTUNITIES				
2.1 Values & Vision	126	\$12,076	\$300	\$12,376
2.2 Opportunities Analysis	154	\$14,869	\$300	\$15,196
Subtotal	280	\$26,972	\$600	\$27,572
PHASE 3 PLAN DEVELOPMENT				
3.1 Proposed Comprehensive Plan Framework	48	\$4,032	\$0	\$4,032
3.2 Action Plan	90	\$8,064	\$100	\$8,164
3.3 Draft Plan Development	162	\$13,944	\$200	\$14,144
3.4 Final Plan & Adoption	98	\$8,888	\$500	\$9,388
3.5 Implementation Guidelines & Templates	70	\$4,824	\$0	\$4,824
Subtotal	468	\$42,102	\$800	\$42,902
Comprehensive Plan Total	1,058	\$98,400	\$1,600	\$100,000
DEVELOPMENT CODE REWRITE				
PHASE 4 DEVELOPMENT CODE ASSESSMENT				
4.1 Code Audit	64	\$8,184	\$50	\$8,234
4.2 Code Audit Report	72	\$8,664	\$150	\$8,814
4.3 Outline of Proposed LDC Updates	30	\$4,054	\$50	\$4,104
4.5 Community Outreach	64	\$7,760	\$1,450	\$9,210
Subtotal	184	\$28,662	\$1,700	\$30,362
PHASE 5 CODE DEVELOPMENT				
5.1 Initial Draft of Updated Land Use Code	716	\$97,060	\$1,350	\$98,410
5.2 Final Draft of Updated Land Use Code	226	\$30,034	\$1,376	\$31,410
Subtotal	956	\$127,094	\$2,726	\$129,820
Development Code Rewrite Total	1,140	\$152,580	\$1,100	\$160,182
COMBINED PROJECT GRAND TOTAL	2,230	\$254,156	\$6,026	\$260,182

Proposal to Provide the

Town of Johnstown

Comprehensive Plan Update & Development Code Rewrite

SEPTEMBER 30, 2019



RICK

RICK ENGINEERING COMPANY

5690 WEBSTER STREET, ARVADA, CO 80112
303.537.8029 | WWW.RICKENGINEERING.COM



September 30, 2019

Ms. Kim Meyer
Director, Planning & Development
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534

RE: Proposal for the Town of Johnstown – Comprehensive Plan Update & Development Code Rewrite

Dear Ms. Meyer,

The Community Planning Group of Rick Engineering Company (RICK) has assembled a dynamic team with proven national and regional leadership in the creation of Comprehensive Plans and Development Codes to support the Town of Johnstown on this critical project. We understand the tremendous opportunity this project represents - in addition to the technical and visionary objectives, which will provide the Town of Johnstown (Town) with a strategy for future growth that enhances the lives of its residents for decades to come.

Over the past 64 years, RICK has worked with town, city and county governments and stakeholders to create comprehensive plans and development codes for communities across the West. The Town of Johnstown is positioned for continued significant growth in the coming years. The update of the Johnstown Comprehensive Plan must provide a roadmap for how the community will continue to evolve in a thoughtful way, for the wide range of local households, stakeholders and businesses.

RICK will lead the overall planning effort, including community engagement, land use planning, coordination with infrastructure planning, housing strategies, sustainability, economic analysis, and the drafting of plan components, including implementation strategies. **Plan Tools LLC and Murray Dahl Beery & Renaud LLP (MDBR)** bring significant experience in creating and implementing land development codes in Colorado and will lead the completion of the Development Code Rewrite. Louisville-based **GreenPlay LLC** leads the completion of park and open space planning efforts nationally, and will lead planning for parks and open spaces for the Comprehensive Plan update. We are currently working with **Felsburg, Holt, & Ullevig (FHU)** on the completion of the Comprehensive Plan for Lafayette, and FHU will lead transportation planning elements. We are also currently working with Francisco Miraval of **Project Vision 21** in conducting bilingual outreach to the Latino population in Lafayette, and Francisco will assist, as needed, with outreach to the Latino community in Johnstown.

We understand the importance of effective project management and communication and will use our proven techniques to keep Town officials, elected leaders, and the community engaged, connected and informed of project progress. We are proposing a comprehensive Community Engagement strategy, employing innovative tools and a “hands-on” approach to help create alternatives, preferred elements, and final components of the Comprehensive Plan Update and Development Code Rewrite.

Our team thanks you in advance for your time and consideration. We have organized our submittal in the suggested format, although we have integrated the understanding, approach and work plan elements into a single section for ease of reference. As Project Manager and your primary point-of-contact, I am fully available to answer any questions you may have regarding our submittal. I can be reached at 303.537.8020 or via email at bpalmberg@rickengineering.com. We look forward to the opportunity to support the Town of Johnstown in the completion of this important project.

Sincerely,

A handwritten signature in black ink that reads "Britt Palmberg".

Britt Palmberg, AICP
Project Manager

A handwritten signature in black ink that reads "Brian Mooney".

Brian Mooney, FAICP
Principal-in-Charge

RICK FIRM PROFILE

Rick Engineering Company (RICK) is a full-service planning, engineering, and design firm that has served thousands of public and private sector clients across the West since our founding in 1955. RICK has served clients in Colorado for the past 36 years in communities throughout the state. Since the company's founding, Glenn A. Rick and his sons believed in personal and professional accountability to each client, colleague, and community. *We uphold these standards as evidenced in enduring client relationships, our strong record of employee retention, and our record of community involvement.* The RICK Team upholds these standards and will pursue this assignment for the Town of Johnstown (Town) with the same commitment.

With over 300 employees, we offer a full range of services, from initial planning and visioning through concept development, final designs and comprehensive plans, and implementation. Although we offer comprehensive services, we operate like a smaller firm, and as a result we are able to respond rapidly, and with more creative solutions for clients, with highly personalized service.

RICK's Community Planning Group regularly leads planning and design projects, and economic analysis assignments, for cities and counties across the West. Our professionals have degrees in Urban Planning and Design, Economics, and Landscape Architecture, and specialize in integrating the thinking of a wide range of professionals on our team, ranging from engineers to economists to planners, in a range of specializations.

OUR SERVICES

- » Community Planning & Outreach
- » Market & Economic Analysis Services
- » Water Resources Engineering
- » Civil Engineering
- » Environmental Studies
- » GIS Services
- » Surveying & Mapping
- » Sustainable Design
- » Landscape Architecture
- » Traffic Engineering
- » Transportation Planning
- » Photogrammetry

LEGAL NAME

Glenn A. Rick Engineering & Development Company dba Rick Engineering Company (RICK)

ADDRESS & PHONE

5690 Webster Street
Arvada, CO 80112

T: 303.537.8029

POINT-OF-CONTACT

Britt Palmberg, AICP,
Principal Community
Planner

bpalmberg@
rickengineering.com

5690 Webster Street
Arvada, CO 80112

T: 303.537.8029

CO FEDERAL TAX ID

20131566989

CO STATE TAX ID

81757900-1

TYPE OF FIRM

Corporation

YEARS IN BUSINESS

64

TOTAL EMPLOYEES

300+

LOCAL EMPLOYEES

40

DATE ESTABLISHED

9/21/1955



SUBCONSULTANTS

The following highly-qualified subconsultant partners are members of the RICK Team and provide specialty services required for the project. Their background is described below and their specific services are outlined on our organization chart on page five. RICK has well-established relationships with all firms and we are currently working together on Comprehensive Plans on the Front Range.



CONTACT INFORMATION

Plan Tools, LLC

601 N. Cleveland Avenue, Suite 7202
Loveland, CO 80537

Contact Person: Martin Landers, 970.622.9811

Project Role: Development Code Rewrite and Implementation



PLAN TOOLS, LLC (PLAN TOOLS)

Plan Tools, LLC is a consulting practice based in Loveland, Colorado that specializes in the preparation of comprehensive plans, development regulations and planning studies. The firm provides services to public sector clients throughout Colorado, including statutory towns, home rule cities, rural counties, and land conservation interests and excels in providing targeted solutions to municipal land planning issues. Plan Tools, led by Martin Landers, AICP, is dedicated to delivering high quality, cost-effective planning services that meet the unique needs of communities across Colorado. In recent years, Martin has worked on comprehensive plans and development codes for Georgetown, Lochbuie, Brighton, Lafayette, and several other communities across the state.

In partnership with Plan Tools, Gerald Dahl, JD, from **Murray Dahl Beery & Renaud LLP (MDBR)** will provide support for the Development Code Rewrite portion of the project. Gerald has practiced in local government law since 1976, emphasizing land use regulation, government operations, public officials' roles and responsibilities, and governmental liability. He is the City Attorney for Wheat Ridge and the Town Attorney for Georgetown, Morrison and Poncha Springs. Gerald represents municipalities and counties in the planning and regulation of land development. He has authored numerous complete land use codes for municipalities and specializes in land use code diagnosis and revision to implement planning goals.



CONTACT INFORMATION

Felsburg, Holt & Ullevig (FHU)

6300 S. Syracuse Way, Suite 600
Centennial, CO 80111

Contact Person: Jenny Young,
303.721.1440

Project Role: Transportation Planning



FELSBURG, HOLT, & ULLEVIG (FHU)

Founded in 1984, Felsburg Holt & Ullevig (FHU) specializes in transportation and transit planning, traffic engineering, civil engineering design, and environmental services. Their team of more than 160 professionals delivers high-quality services on a wide range of transportation projects, emphasizing creative, cost-effective, and environmentally sensitive solutions. FHU believes meaningful comprehensive plans that meet the needs of the traveling public and reflect the values of the communities they support are achieved through open communication and collaborative efforts with their clients.

In recent years, FHU has provided services for Comprehensive Plans and Transportation Plans, to the Front Range communities of Timnath, Wellington, Lafayette, Englewood, Centennial, and Broomfield, among others. They have worked with the various counties across the Front Range on a variety of regional planning efforts, as well as with CDOT. They are currently working with our RICK Community Planning Team in completing the new Comprehensive Plan for Lafayette. FHU looks forward to working with the Johnstown community in order to provide viable solutions for its existing and future transportation needs.



CONTACT INFORMATION

Greenplay, LLC

1021 E. South Boulder Road, Suite N
Louisville, CO 80027

Contact Person: Teresa Penbrooke,
303.439.8369

Project Role: Parks and Open Space



CONTACT INFORMATION

Project Vision 21

18121 E. Hampden Ave. Suite 120-C
Aurora, CO 80013

Contact Person: Francisco Miraval,
720.936.1769

Project Role: Community Engagement



GREENPLAY, LLC (GREENPLAY)

GreenPlay LLC operates as a consortium of experts to provide services nationally for park, recreation, open space, and related assignments. In 1999, Teresa Penbrooke, PhD, MAOM, CPRE, an experienced public parks and recreation professional, identified needs in the industry that were not being met. Teresa noticed that although many land planning, design, and architecture consultants served this industry, most did not have actual operations and management experience within the profession. This reality forced parks and recreation organizations to rely on guidance from multiple consulting firms, often spending needless time organizing and managing these specialists into one cohesive team. GreenPlay became a viable solution by offering practical, innovative, and comprehensive consulting services by professionals with direct experience in parks, recreation, and open space operations and management.

GreenPlay is responsive, experienced in the field, and they understand the needs of administrators and their communities. GreenPlay works nationwide with 17 employees and over 75 technical consortium agencies and sub-consultants to complete projects for large and small agencies around the United States. Since 1999, GreenPlay has completed over 475 projects in 44 states for governmental agencies and private sector companies.

PROJECT VISION 21

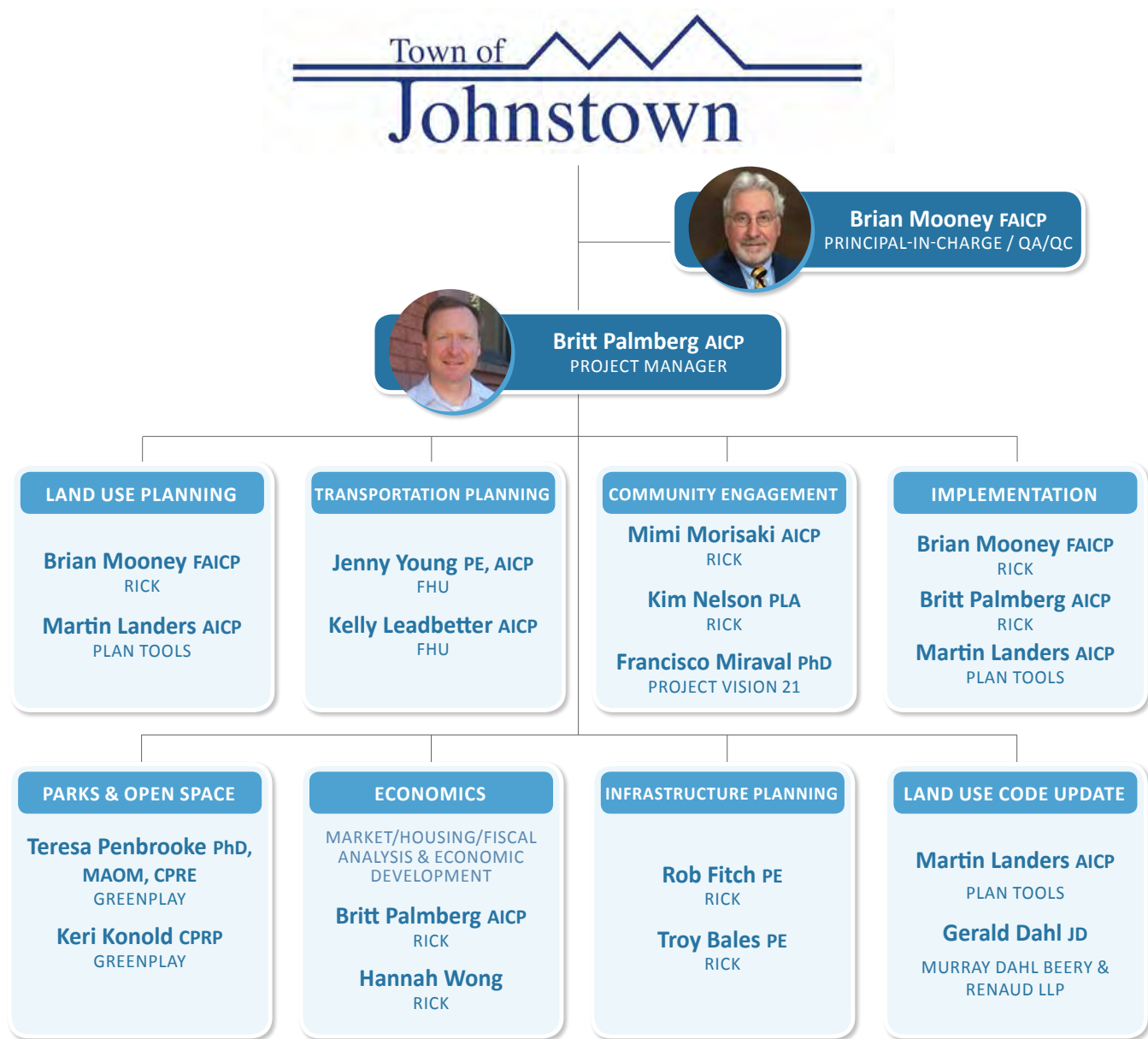
Project Vision 21, founded in February 1997 by Dr. Francisco Miraval, is an independent, bilingual (English/Spanish) news and consulting service agency with main offices in Aurora, Colorado. This minority-owned, DBE/SBE certified company provides services for local corporations and non-profit organizations, including translations (trans-creation and trans-contextualization of messages), community and media outreach, and multicultural media training. Project Vision 21 generates and distributes original daily stories and information in English and in Spanish for local, regional, and national media outlets.

Currently, Project Vision 21 offers consulting services to several agencies and organizations, including Hunger Free Colorado, Children's Museum of Denver, City of Denver (Human Rights Office, Denver Art & Venues), and the cities of Lakewood and Lafayette, among others. Previously, Project Vision 21 was a member of the Public Information Team of the CDOT/RTD Transportation Expansion Project (T-REX), in charge of Hispanic/Latino community and media outreach. Project Vision 21 also offered similar services for RTD Fastracks (North Metro Corridor, I-225 Corridor, Northwest Rail) and for other transportation related projects (Longmont Main and First, State Highway 7, US36, North I-25. US6/I-25 Bridge, City of Thornton STAMP, City of Northglenn STAMP). Francisco is currently working with the RICK Team to provide bilingual translation and related engagement services for the Lafayette Comprehensive Plan.

In all cases, Project Vision 21 provided translation and transcreation of materials, interpretation, community outreach, media outreach, public meeting support, and similar services. In addition, Project Vision 21 provides creative solutions for Hispanic/Latino outreach to large corporations, government agencies, and nonprofit organizations.

ORGANIZATION CHART

We have structured our organization to include leadership with extensive and specifically-relevant experience on comprehensive planning projects, including Britt Palmberg, AICP, as Project Manager, and Brian Mooney, FAICP, as Principal-in-Charge and QA/QC Manager. Our key personnel are highly-experienced in their areas of expertise and they will be supported by our team of technical experts.



KEY PERSONNEL QUALIFICATIONS

The following section includes resumes of key personnel providing the work effort for the project. The resumes include their qualifications and select project experience and demonstrate their experience for their assigned roles. These team members have worked together on similar Comprehensive Plan assignments in Colorado, which will provide additional efficiencies for the Town of Johnstown on this project. All team staff members are fully available for this contract.



BRITT PALMBERG | AICP

PROJECT MANAGER

Britt Palmberg, AICP, will serve as the Project Manager and Lead Planner for the new Johnstown Comprehensive Plan Update, and will also lead the completion of Economic components of the plan, including a Demographic, Housing and Market Analysis, Fiscal Analysis, and the Economic Development component of the Comprehensive Plan. Britt will also coordinate with Mimi Morisaki from our Team to orchestrate our Community Engagement and Public Input efforts. He has led numerous community planning efforts across the Midwest and West over the last 20 years, including Comprehensive Plans for local municipalities, corridor plans, streetscape plans, neighborhood plans, and downtown plans. Britt has also completed market studies, including housing studies and fiscal analyses, for numerous Comprehensive Plans and for private sector clients. He has regularly led public and community outreach efforts and worked with stakeholders and client groups to prepare planning documents. Representative projects include:

Lafayette Comprehensive Plan, Lafayette, CO | Britt is currently serving as Project Manager for the new Comprehensive Plan for Lafayette, known as *Legacy Lafayette*. Britt has completed housing studies and fiscal analyses as part of the Comprehensive Plan. *Legacy Lafayette* has involved an extensive and thorough community engagement effort. Britt is leading meetings with the Community Advisory Committee (CAC) for the project and coordinating bi-lingual community outreach, including a dedicated, stand-alone project website, outreach at community events, stakeholder meetings, and meetings with the City Council and the broader community.

Elizabeth Comprehensive Plan, Elizabeth, CO | As Project Manager, Britt is nearing completion and adoption of the new Comprehensive Plan for Elizabeth. Britt has led the project team, completed economic analyses for the plan, and led community outreach efforts, including content for a project webpage, outreach at community events and festivals, a series of community meetings, monthly meetings with a Steering Committee, and coordination meetings with outside agencies.

Valley Center Community Plan Update, Valley Center, CA | Britt is serving as the Economic Analysis lead for this community plan. He is completing a market study of the local community, including a detailed housing analysis, as well as feasibility analyses associated with the plan, including scenario development and proforma analysis, and a fiscal impact analysis.

Additional Relevant Experience *:

- » Comprehensive Plan, Lansing, KS: Economic Analysis Lead, & Fiscal Impact Analysis
- » Comprehensive Plan, Eagan, MN: Economic Development Lead
- » Comprehensive Plan, Waukeg, IA: Project Manager & Economic Analysis Lead
- » Comprehensive Plan, Grain Valley, MO: Project Manager & Economic Analysis Lead
- » Comprehensive Plan, St. Francis, MN: Project Manager & Economic Analysis Lead
- » Comprehensive Plan, New Richmond, WI: Economic Analysis Lead
- » Englewood Market Study, City of Englewood, CO
- » Academy Boulevard Great Streets Plan, Colorado Springs, CO: Economic Analysis Lead
- » Thornton Health Care District Master Plan, Thornton, CO: Project Manager & Economic Analysis Lead for Market Study
- » Downtown Wheaton Market Study and Downtown Plan, Wheaton, IL: Project Manager
- » Downtown Chanhassen Market Study, Chanhassen, MN
- » Northwest Quadrant Economic Analysis, Santa Fe, NM

* Experience prior to joining RICK

TECHNICAL EXPERTISE

Planning, Economic & Fiscal Analysis, and Community Engagement

YEARS OF EXPERIENCE

20

EDUCATION

MBA, Business, University of North Carolina, Chapel Hill

MCRP, City and Regional Planning, University of North Carolina, Chapel Hill

BA, Economics, Northwestern University

REGISTRATION

American Institute of Certified Planners (AICP), No. 251135

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Urban Land Institute (ULI)

RICK



BRIAN MOONEY | FAICP

PRINCIPAL-IN-CHARGE

Brian Mooney, FAICP, has over 40 years of professional experience specializing in planning, public outreach, environmental analysis, research, and development of public policy. His extensive experience includes preparation, coordination, and completion of comprehensive plans and general plans for counties, cities, towns, special districts, and tribal governments. Brian's experience also includes leading the preparation of National Environmental Policy Act (NEPA) documents. His areas of expertise focus on this training and experience in understanding the complex physical, cultural, political and legal issues of planning and developing communities.

As the Managing Principal of the Community Planning & Landscape Architecture Division, his primary focus has been to identify the key issues at an early stage, develop methodologies to adequately analyze those issues, integrate stakeholders into the planning process, and create a sense of place with innovative designs that meet the long term needs of the community. He has been recognized with both regional and statewide awards by the American Planning Association (APA), the Association of Environmental Professionals (AEP), the American Institute of Architects (AIA), and local government agencies for numerous planning and environmental studies. Brian is currently serving as the Principal-in-Charge for two Comprehensive Plans in Colorado, for Lafayette and Elizabeth. Representative projects include:

- » Lafayette Comprehensive Plan, Lafayette, CO
- » Elizabeth Comprehensive Plan, Elizabeth, CO
- » Red Rocks Ranch, Morrison, CO
- » General Plan Update, County of San Diego, CA
- » Downtown Specific Plan and General Plan Update, Murrieta, CA
- » General Plan and Zoning Ordinance, El Centro, CA
- » General Plan and Zoning Ordinance, Brawley, CA
- » General Plan Update, Imperial County, CA
- » General Plan Update, Modesto, CA
- » General Plan Update, San Marcos, CA
- » General Plan Update, Lake Elsinore, CA
- » Town Center Specific Plan and EIR, Santee, CA
- » Growth Management Strategies, City of San Diego, CA
- » Northside Redevelopment Plan and Specific Plan, Riverside, CA
- » Downtown Specific Plan and Form Based Code, Lemon Grove, CA
- » General Plan Stakeholder Involvement Program, Citrus Heights, CA
- » Community Identity and Scenic Roadways Element, Vista, CA
- » Cedros Crossing Transit-Oriented Development Plan, Solana Beach, CA
- » Downtown Revitalization Plan and Form Based Code, City of Del Mar, CA
- » Mixed-Use Zoning Program, City of San Diego, CA
- » America's Cup Harbor Redevelopment Plan, San Diego, CA
- » San Dieguito River Park Master Plan, San Diego, CA
- » Interim Planning Director, City of Del Mar, CA
- » On-Call Planning Services for: City of Solana Beach, CA; City of Calexico, CA; City of El Centro, CA; City of Brawley, CA; County of San Diego, CA; City of Santee, CA; County of Imperial, CA

TECHNICAL EXPERTISE

Planning, QA/QC, and
Community Outreach

YEARS OF EXPERIENCE

40

EDUCATION

MA, Urban History,
Concentration in City Planning
in the Twentieth Century,
University of San Diego

BA, Anthropology,
Concentration in Urban
Anthropology and Cultural
Resource Management,
San Diego State University

REGISTRATION

American Institute of Certified
Planners (AICP), No. 010920

PROFESSIONAL AFFILIATIONS

American Planning Association
(APA)

Association of Environmental
Professionals (AEP)

Congress of New Urbanism
Lambda Alpha International

RICK



MIMI MORISAKI | AICP COMMUNITY ENGAGEMENT

Mimi Morisaki, AICP, is an Associate Community Planner at RICK who specializes in designing and implementing Community Engagement programs and strategies for community plans throughout the western United States. She will serve as the Lead for Community Engagement, working with Britt Palmberg from our team to design and orchestrate the Community Engagement efforts for the Johnstown Comprehensive Plan Update. Representative projects include:

Lafayette Comprehensive Plan, Lafayette, CO: Mimi is working with Britt Palmberg and the rest of the RICK Community Planning Team on community engagement efforts, including community meetings, the project website, and other materials, for the Lafayette Comprehensive Plan (Legacy Lafayette). She is also helping to craft alternative concepts for consideration for the Lafayette Comprehensive Plan, focusing on economic development and integrating sustainability elements into the Comprehensive Plan.

General Plan Updates, County of San Diego, CA: Mimi is serving as a Land Use / Environmental Planner and leading community engagement for the analysis of 21 property-specific requests, including reviews for conformance with the General Plan and reviews for changes to land use in the General Plan document. The analysis also incorporates the review of planning and environmental issues and constraints that affect the findings of General Plan conformance. Other responsibilities include the preparation of notices and materials for public meetings, and responding to stakeholder and property owner inquiries.

Northside Inter-Jurisdictional Specific Plan and EIR, Riverside, CA: Mimi is serving as the Project Coordinator for the preparation of an Environmental Baseline Study, Specific Plan and Program EIR for the 1,400-acre Northside Specific Plan for the City of Riverside. Mimi developed a comprehensive community engagement plan, working with City staff and stakeholders, that has involved numerous community workshops, stakeholder meetings, and interactions with various agencies. She has worked with our team to craft various flyers, banners, and workshop tools throughout the project. The plan focuses on the revitalization of an existing golf course owned by the city, incorporation of significant historic resources and a rethinking of underutilized industrial designated lands. A special focus is on creating unique neighborhoods with an interlinked mobility system that utilizes active transportation in association with automobiles.

Downtown Murrieta Specific Plan, Murrieta, CA: Mimi served as an Associate Planner for the preparation of the Downtown Murrieta Specific Plan in Murrieta, CA. She helped craft and coordinate community engagement efforts for this planning effort, including various workshops and meetings. The plan created four Planning Areas with unique development standards to create a pedestrian oriented downtown on 253 acres in the City of Murrieta. These Planning Areas included Washington Avenue as the “main street” for the city with a wide range of mixed use development focusing on first floor retail and restaurants; Civic Center, which included civic uses such as City Hall, Police Headquarters, Heritage Park and development of office complexes, museums and a theater on publicly owned lands; the Jefferson Planning Area, a predominantly a high density residential neighborhood with Paseos and Pocket Parks; and finally the Creek Planning Area, which focuses on preservation of the natural resources found in Murrieta Creek and its historic resources. Mimi contributed in preparing numerous sections of the Specific Plan and editing.

Valley Center Community Plan, Valley Center, CA: Mimi is serving as Project Coordinator for this plan, to create a new community plan for a rapidly growing unincorporated area of the County. She is coordinating the activities of various subconsultants and working with the client to create and execute community engagement efforts.

TECHNICAL EXPERTISE

Community Engagement

YEARS OF EXPERIENCE

6

EDUCATION

MS, City Planning,
San Diego State University

REGISTRATION

American Institute of Certified
Planners (AICP), No. 31145

PROFESSIONAL AFFILIATIONS

American Planning Association
(APA)

Women’s Transportation
Seminar (WTS)

RICK



KIM NELSON | PLA

COMMUNITY ENGAGEMENT

Kim Nelson is a Landscape Architect and Planner with RICK and has over 30 years of experience in assisting with the design and planning of communities and public places in Colorado and the Western U.S. She regularly supports community engagement efforts, at community open houses and events, and works on designs and graphics for comprehensive plans, land use plans, site plans, and designs for parks and amenities. Throughout her career, Kim has focused on the intricacies and challenges related to the urban built environment. Representative projects include:

City / County of Broomfield Open Space & Trail System, Broomfield, CO*: Kim helped lead overall planning and design for Broomfield's open space and trail system, including trail layout, hardscape design, grading, native planting design, and site furniture selection.

Town of Berthoud Unified Trail Master Plan, Berthoud, CO*: Kim led the creation of content and writing for the completion of the trail plan for Berthoud. The master plan outlines alignments for regional trails connecting Berthoud to the larger region, as well as local trails (provided by the Town, and by developers) throughout areas designated for future growth. The master plan identified key park areas, sidewalk connections, and implementation strategies.

Red Rocks Ranch, Jefferson County, CO: Kim is leading the parks and open space planning for Red Rocks Ranch, a new community of around 1,200 homes on the edge of Morrison, including the planning and design of park corridors, neighborhood parks, and other amenities. She is helping to coordinate approvals with local agencies.

Wildrose, Erie, CO: Kim provided design services for this single family development including design development of trail systems, parks and open space and right-of-way improvements for the Town of Erie. Integral coordination with Town of Erie Park and Recreation and Planning Divisions along with our Civil Engineering team was crucial in preparing Final Plat Documents (Construction Documents) for construction, irrigation and planting. Existing utilities, mines and existing regional trail systems provided both opportunities and constraints on this project.

Lagae Ranch, Castle Pines, CO: Kim provided design services for this 23-acre, 145 unit multi-family development which included three neighborhood parks, monuments, walkways, respites and open space elements. Walkways and slopes presented unique challenges on this project. Construction administration was provide by our Landscape Division during installation.

Additional Experience:

- » Lafayette Comprehensive Plan, Lafayette, CO
- » Elizabeth Comprehensive Plan, Elizabeth, CO
- » Sack Farms, Park and Open Space Design, Thornton, CO
- » Mineral Palace Park & Trail System, Pueblo, CO*
- » Shiloh Corridor Streetscape Design, Billings, MT*

TECHNICAL EXPERTISE

Community Engagement,
Graphics, Landscape
Architecture

YEARS OF EXPERIENCE

30

EDUCATION

MS, Landscape Architecture,
Colorado State University

BS, Landscape Architecture,
Cal Poly San Luis Obispo

REGISTRATION

Professional Landscape
Architect in CO, No. 210

PROFESSIONAL AFFILIATIONS

American Society of Landscape
Architects (ASLA)

CLARB

RICK

* Experience prior to joining RICK



HANNAH WONG

PLANNING & GIS

Hannah Wong is a Planner at RICK, and specializes in GIS analysis and economic and demographic research. Hannah has experience working on Comprehensive Plans in Colorado including Elizabeth and Lafayette, and has completed various other planning projects, ranging from site due diligence and feasibility studies, to preparing re-zonings, specific plan amendments and various other entitlement projects. She has worked with Britt Palmberg of our Team in analyzing demographic and economic data and findings for these two projects and will assist with this focus on the Johnstown Comprehensive Plan Update. Hannah has worked on a number of new communities across the West and has prepared planning documents as part of public approval processes across a variety of jurisdictions. She is regularly involved in public meetings to discuss projects with various stakeholders and works with other planners to achieve projects that respond to physical and environmental constraints, public policies and a variety of other factors. Hannah frequently contributes to the creation of graphics and exhibits for a wide range of public and private sector planning projects. Representative projects include:

TECHNICAL EXPERTISE

Planning and GIS; Assistance with Economic Analysis

YEARS OF EXPERIENCE

3

EDUCATION

MS, Planning,
University of Arizona

PROFESSIONAL AFFILIATIONS

American Planning Association
(APA)

Elizabeth Comprehensive Plan, Elizabeth, CO: Hannah has assisted with graphic production for the Elizabeth Comprehensive Plan, including GIS analysis and creation of graphics for three different alternatives for future land use and parks and open space corridors and amenities in the Elizabeth area. She is assisting the RICK Team in demographic and economic analysis, the creation of preferred plan elements, and the creation and production of the Comprehensive Plan document for Elizabeth. The team has used Hannah's graphics in public meetings and in meetings with individual stakeholders.

Lafayette Comprehensive Plan, Lafayette, CO: Hannah has assisted with graphic production for the Lafayette Comprehensive Plan, including GIS analysis and creation of graphics for various planning elements. She is contributing to analyses of demographics and opportunities and constraints for the Lafayette area and is preparing materials for open houses in the Lafayette area.

Rancho Del Lago, Pima County, AZ: Rancho Del Lago is a 427-acre Master Planned Community in Pima County, Arizona. Hannah is involved in the plan preparation of various plats, which involved identifying onsite and offsite constraints such as hillside development and riparian habitat. Hannah was also involved in coordinating with multiple public agencies to coordinate various easements.

Honors College Architectural Documentation, Tucson, AZ: Hannah was involved in the preparation of full architectural historic documentation of multiple buildings north of the University of Arizona. She was tasked with coordinating between the University and the City of Tucson to inventory historic buildings to provide the City with documentation before development of the property could begin. The final package contained dimensioned site plans, photos, a list of construction materials and text describing the history and importance of the structures to the community.

Quail Canyon Due Diligence, Pima County, AZ: Hannah performed a due diligence report for a 54-acre site in Pima County. The report involved reaching out to various utility providers regarding their ability to serve the project and address any capacity concerns. The report addressed environmentally sensitive areas, in particular riparian habitat and the mitigation options. The report uncovered hydrology constraints that would impact development on the site and this helped in developing various concepts for development going forward.

RICK



FRANCISCO MIRAVAL | PHD

COMMUNITY ENGAGEMENT

TECHNICAL EXPERTISE

Community Engagement

YEARS OF EXPERIENCE

30

EDUCATION

PhD, Philosophy in
Comparative Religion,
University of Sedona

PhD, Theology, Trinity
Evangelical Christian University

Masters, Biblical Archaeology
and Biblical Studies, Trinity
Evangelical Christian University

MA and BA, Philosophy,
Universidad de Buenos Aires,
Argentina

BS, Education, Escuela Normal
Nacional Superior de San Justo,
Buenos Aires, Argentina



Francisco Miraval, PhD, born and raised in Argentina, arrived in the United States in the early 1990s to work with a local charity on multicultural, multi-lingual, and community-oriented projects. In 1997, Francisco founded Project Vision 21, an independent, bilingual (English/Spanish) news and consulting service, based in Aurora. Project Vision 21 provides creative solutions for Hispanic/Latino outreach to large corporations, government agencies, and nonprofit organizations. The firm provides services for several local corporations and non-profit organizations, including translations (trans-creation and trans-contextualization of messages), community and media outreach, and multicultural media training. Project Vision 21 generates and distributes original daily stories and information in English and in Spanish for local, regional, and national media outlets.

Francisco's education and experience provide him with a solid foundation for working with clients to convey complex messages to groups that are very different from the group that created the message. He has particular expertise in translating technical information and messages created as part of engineering or planning projects into easily relatable messages for non-native speakers and audiences from varying cultural and educational backgrounds. Since the early 1980s, he has helped many individuals, families, and organizations in Argentina, Canada, the United States, and the Dominican Republic to transform their lives and the lives of their communities. Francisco has served as an ordained minister (since 1978), a professional translator (since 1984), a presenter of scholarly papers about philosophy and theology at regional and national conferences (since 1984), a college professor (since 1985), and a journalist (since 1988).

Francisco and Project Vision 21 will help lead outreach to the Latino community in Johnstown, as needed, through various media, translations of project content, and outreach to members of the community, through various community events, and meetings with stakeholders.

Selected Project Experience:

- » Currently, Project Vision 21 offers consulting services to several agencies and organizations, including Hunger Free Colorado, Children's Museum of Denver, City of Denver (Human Rights Office, Denver Art & Venues), Colorado Department of Health, Denver Center for the Performing Arts, the City of Lafayette, and the City of Lakewood, among others.
- » Previously, from 2001 to 2006, Project Vision 21 was a member of the Public Information Team of the CDOT/RTD Transportation Expansion Project (T-REX), in charge of Hispanic/Latino community and media outreach. Subsequently, Project Vision 21 offered similar services for RTD Fastracks (North Metro Corridor, I-225 Corridor, Northwest Rail) and for other transportation related projects (Longmont Main and First, State Highway 7, US36, North I-25. US6/I-25 Bridge, City of Thornton STAMP, City of Northglenn STAMP).
- » Other previous clients include the City of Commerce, City of Thornton, City of Colorado Springs, Colorado Heights University, College in Colorado, The Denver Post / Via Colorado, 9News (Senior Source), the Chamber of the Americas, and other organizations, agencies, and companies.
- » In all cases, Project Vision 21 provided translation and transcreation of materials, interpretation, community outreach, media outreach, public meeting support, and similar services. In addition, Project Vision 21 provides creative solutions for Hispanic/Latino outreach to large corporations, government agencies, and nonprofit organizations.



MARTIN LANDERS | AICP

LAND USE PLANNING, IMPLEMENTATION & LAND USE CODE UPDATE

Martin Landers, AICP, has more than 37 years of community planning and management experience in Colorado for both public and private clients. Martin specializes in comprehensive land use planning, development code preparation, and special projects, all of which involve public outreach and engagement. Martin is currently working with RICK Community Planning on the new Comprehensive Plan in Lafayette, Colorado.

TECHNICAL EXPERTISE

Land Use Planning,
Implementation & Land Use
Code Update

YEARS OF EXPERIENCE

37

EDUCATION

MA, Urban & Regional
Planning, University of
Colorado

BA, Environmental
Conservation, University of
Colorado

REGISTRATION

American Institute of Certified
Planners (AICP)

PROFESSIONAL AFFILIATIONS

Outstanding Project Award,
Costilla County Comprehensive
Plan, Colorado Chapter of the
American Planning Association

Governor's Smart Growth
Award, Oak Creek
Comprehensive Plan

Governor's Smart Growth
Award, Steamboat Springs
Vision 2020

Presidents Award, Colorado
Chapter American Planning
Association



Comprehensive/Master Plans:

- » Bennett Comprehensive Plan
- » Bent County/City of Las Animas Joint Comprehensive Plan
- » Buena Vista Comprehensive Plan
- » Costilla County Comprehensive Plan
- » Custer County Master Plan
- » Evans Riverside Neighborhood Master Plan
- » Fort Morgan Comprehensive Plan Update
- » Georgetown Comprehensive Plan
- » Lafayette Comprehensive Plan (in progress)
- » Las Animas County Master Plan
- » Leadville Comprehensive Plan
- » Moffat County/City of Craig Master Plan
- » Montezuma Comprehensive Plan
- » North Washington Street Subarea Plan
- » Oak Creek Comprehensive Plan
- » Poncha Springs Comprehensive Plan
- » Platteville Comprehensive Plan Update
- » Prowers County/City of Lamar Joint Comprehensive Plan
- » Rio Grande County Joint Master Plan
- » Silverthorne Comprehensive Plan
- » Steamboat Springs Area Community Plan
- » Thornton Comprehensive Plan
- » Timnath Comprehensive Plan Update
- » Trinidad Comprehensive Plan and Comprehensive Plan Update
- » Walsenburg Comprehensive Plan
- » Westcliffe Master Plan
- » Yampa Master Plan

Land Use Codes:

- » Bennett Land Use Regulations
- » Brush Land Use Code
- » Costilla County Land Use Code
- » Fountain Sign Code
- » Fort Morgan Land Use Code
- » Fraser Land Development Code
- » Granby Land Use Code
- » Las Animas County Land Use Regulations
- » Leadville Zoning Ordinance and Associated Regulations
- » Lochbuie Land Development Code
- » Louisville Sign Code (in progress)
- » Meeker Subdivision Regulations
- » Monte Vista Land Use Code
- » Monument Zoning and Subdivision Code Rewrite (in progress)
- » Poncha Springs Land Use Code



GERALD DAHL | JD

DEVELOPMENT CODE REWRITE

Gerald Dahl has practiced in local government law since 1976, emphasizing land use regulation, annexation, government operations, public officials' roles and responsibilities, annexation and governmental liability. He is the City Attorney for Wheat Ridge and the Town Attorney for Georgetown, Morrison and Poncha Springs. He is also special counsel to several Colorado municipalities and counties.

Gerald represents municipalities and counties in the planning and regulation of land development. His practice in this field is statewide. He has authored numerous complete land use codes for municipalities and counties. He specializes in land use code diagnosis and revision to implement planning goals. He is a frequent speaker on land use and local government issues.

From 1984 to 1990, Gerald was General Counsel to the Colorado Municipal League. He represented the League in legislative matters before the Colorado General Assembly and supervised the conduct of litigation including participation by the League as amicus curiae in cases involving substantial statewide questions of municipal interest.

From 1978 to 1984, Gerald was General Counsel to the Northwest Colorado Council of Governments. This work included litigation of water and land use matters and drafting and defense of county and municipal zoning and subdivision regulations. Representative projects include:

- » Town of Georgetown; Comprehensive Plan; Serves as Town Attorney
- » City of Wheat Ridge; City Attorney since 1995
- » City of Durango; Sign Code Update
- » City of Brighton; Sign Code Update
- » Town of Poncha Springs; Town Attorney; Team member in revising Land Use Code; Worked on Annexations and IGA's
- » Town of Morrison; Town Attorney since May 2014
- » Town of Silverthorne; Town Attorney; Drafted home rule charter
- » Town of Lochbuie; Land Use Code Rewrite
- » City of Fort Morgan; Comprehensive Revision of Land Use Code
- » City of Brush; Comprehensive Revision of Land Use Code. Special counsel on annexation matters
- » City of Fort Collins; Land Use Code review for Overlay District project
- » City of Commerce City; Comprehensive Revision of Land Use Code
- » City and County of Broomfield; Open Space Plan and Land Use Regulations
- » Summit County; Comprehensive Performance Zoning Code
- » City of Trinidad; Revised code on Historic Preservation & Vested Property Rights
- » Mesa County / Town of Fruita; Land Use ISA and implementing regulations for transferable development rights system
- » Town of Granby; Annexation agreements and related documents for annexation of Sol Vista development
- » Eagle County; Drafted home rule charter
- » Archuleta County; Drafted new zoning regulations and updated oil and gas regulations
- » City of Fountain; Revised sign code; nuisance code and enforcement mechanisms
- » Elbert County; Drafted and assisted in adoption of oil and gas regulations

TECHNICAL EXPERTISE

Development Code Rewrite

YEARS OF EXPERIENCE

41

REGISTRATION

Licensed Attorney

EDUCATION

JD, University of Colorado

BA, Political Science, University of Colorado

PROFESSIONAL AFFILIATIONS

Colorado Bar Association

Colorado Municipal League





JENNY YOUNG | PE, AICP

TRANSPORTATION PLANNING

Jenny Young, PE, AICP, is a Principal at FHU, with expertise in municipal, county, regional, and statewide transportation plans; travel demand modeling; and corridor studies. She has successfully completed several municipal multimodal transportation plans, and had a leading role in establishing FHU's bicycle and pedestrian planning practice. Jenny is adept at integrating land use and transportation concepts; developing creative and sustainable solutions to travel needs; and working with divergent interests to prioritize improvement needs to position transportation projects for funding and successful implementation. Representative projects include:

TECHNICAL EXPERTISE

Transportation Planning

YEARS OF EXPERIENCE

21

EDUCATION

MS, Civil Engineering,
University of Colorado

BS, Civil Engineering, Bucknell
University

REGISTRATION

Registered PE in CO, No. 37330

American Institute of Certified
Planners (AICP)

PROFESSIONAL AFFILIATIONS

American Planning Association
(APA)

Association of Pedestrian and
Bicycle Professionals

WTS-Colorado – 2015/2016 –
Executive Board



Lafayette Comprehensive Plan, Lafayette, CO: Jenny is leading the completion of multimodal transportation planning as part of the new Comprehensive Plan for Lafayette, working with RICK Community Planning. The multimodal planning for Lafayette is focusing, in particular, on how to mitigate traffic congestion in the community, and how to pursue an improved jobs to housing balance, to reduce the need for commutes in the Lafayette area.

Larimer County Transportation Infrastructure Funding Strategy, Larimer County, CO: Jenny is serving as the Principal, leading a team from FHU to develop a strategy to fund regional transportation infrastructure projects within the nine municipalities and the unincorporated portions of Larimer County. The FHU team is evaluating revenue options including property tax and sales tax, and the overall effort resulted in consensus on a prioritized list of high priority regional transportation projects for Larimer County.

Loveland Comprehensive Plan, Loveland, CO: Jenny served as the Transportation Lead, where she focused develop a snapshot of multimodal transportation in Loveland today, identified opportunities and challenges related to transportation mobility in the future and integrated transportation with the land use and sustainability aspects of the plan. The mobility sections of the plan include transportation polices/strategies to support the community's overall vision, and key transportation indicators. Her role also involved identifying modal priority within each of Loveland's land use categories along with associated typical facility types for bicycle, pedestrian, transit, and motor vehicles.

Broomfield Bicycle and Pedestrian Assessment, Broomfield, CO: Jenny is serving as Project Manager, to complete an assessment of bicycle and pedestrian accommodation. The project involves conducting a level of traffic stress analysis on Broomfield's street system to assess the level of comfort afforded to bicyclists, development of a tiered network of on-street facilities and trails, a toolbox for pedestrian improvements, and identification and prioritization of projects for inclusion in the Capital Improvement Program.

Lincoln MPO Long Range Transportation Plan, Lincoln, NE: Jenny served as the Project Manager for the development of the Lincoln MPO Long Range Transportation Plan. Performance Measures were developed for each of the principal goals addressing Maintenance, Mobility and System Reliability, Livability and Travel Choice, Safety and Security, Economic Vitality, Environmental Sustainability, Funding, and Cost Effectiveness. A transportation system analysis was conducted to consider different funding and implementation strategies. Jenny led a process with stakeholders and the public that resulted in a well-supported funding plan that focused on implementing technology advances, maintaining the MPO's current assets, advancing the multimodal system, and addressing the most pressing congestion needs.



KELLY LEADBETTER | AICP

TRANSPORTATION PLANNING

Kelly Leadbetter, AICP, is a transportation planner with nine years of municipal, county, state, and federal multimodal transportation planning experience. Kelly has successfully aided in the completion of many municipal transportation plans. She has led the public involvement efforts for multiple studies in Colorado and has a passion for engaging the public and stakeholders. She is a member of the American Planning Association and recently served as the vice president of the Master of Urban and Regional Planning Alumni Association at the University of Colorado Denver. She is experienced with spatial analysis through her work on GIS-based analyses and database management. Representative projects include:

TECHNICAL EXPERTISE

Transportation Planning

YEARS OF EXPERIENCE

9

EDUCATION

MS, Urban and Regional Planning, University of Colorado

REGISTRATION

American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Lafayette Comprehensive Plan, Lafayette, CO: Kelly is working on the completion of multimodal transportation planning as part of the new Comprehensive Plan for Lafayette, working with RICK Community Planning. The multimodal planning for Lafayette is focusing, in particular, on how to mitigate traffic congestion in the community, and how to pursue an improved jobs to housing balance, to reduce the need for commutes in the Lafayette area.

Denver Regional Council of Governments (DRCOG) Active Transportation Plan: Kelly is currently working with Toole Design Group on the DRCOG Active Transportation Plan, the metro area's first-ever regional active transportation plan. Kelly is responsible for researching and compiling baseline information on demographics and active transportation conditions and trends in each of the ten member counties. Kelly is currently reviewing every county's relevant plans and policies and has a keen understanding of the local and regional active transportation framework and facilities.

Silverthorne Town Core Streets Improvement Plan, Silverthorne, CO: FHU is leading the Town Core Streets Improvements Plan for State Highway (SH) 9 through Silverthorne. Kelly has been actively engaged in the alternatives development and evaluation process. Alternatives considered include posted speed reduction, mid-block pedestrian crossings, narrower travel lanes, on street bike facilities, additional traffic signals, intersection improvements, roundabouts, strategic access control, and on-street parking. Kelly is also working closely with urban designers to consider the relationship between the roadway and adjacent land uses, building setbacks, and how excess right-of-way could be transformed to support the Town's vision.

Fort Collins Bicycle Master Plan, City of Fort Collins, CO: Kelly prepared a demand analysis to understand the spatial distribution of various community characteristics such as population density, transit stations, community activity centers, and employment bases that tend to result in a higher demand for biking. The implementation plan includes action steps to realize the plan recommendations in concert with the City's capital improvement plan and maintenance programmed projects.

Additional Experience:

- » Mead Transportation Plan, Mead, CO
- » Larimer County Transportation Infrastructure Funding Strategy, Larimer County, CO





TERESA PENBROOKE | PHD, MAOM, CPRE PARKS & OPEN SPACE

Teresa brings substantial career experience and planning expertise to parks, recreation, and related community quality of life projects for large and small communities on a national level. She founded GreenPlay in 1999, and has been integral in the research, quality, recommendations, and implementation of the innovations that GreenPlay contributes to the field. In addition to leading projects and the firm, Teresa teaches and researches best practices around the world. She is a Visitor Chair for the Commission on Accreditation for Parks and Recreation Agencies (CAPRA). She has led the firm in completion of over 475 projects for communities of all sizes around the U.S. since 1999 and is based in Louisville, Colorado. Representative projects include:

- » Elizabeth Comprehensive Plan, Elizabeth, CO
- » Parks and Recreation Master Plan, Castle Rock, CO
- » Parks, Recreation, Open Space, and Trails Master Plan, Erie, CO
- » Needs Assessment for Parks, Recreation, and Tourism, Gloucester County, VA
- » Parks, Recreation, and Open Space Master Plan, Lafayette, CO
- » Parks and Recreation Needs Assessment, Montrose, CO
- » City and County of Denver, CO – Multiple projects, including the city-wide Game Plan, the master plan for the Stapleton Airport Redevelopment, and the detailed study of 29 indoor recreation centers
- » National Recreation and Park Association, Ashburn, VA – National Inventory and USA Football Grant Project
- » Washington DC, National Capital Planning Commission – Capital Space Master Plan for parks and recreation
- » Along with many other plans for large and small communities, regions, and states

TECHNICAL EXPERTISE

Parks & Open Space

YEARS OF EXPERIENCE

25

EDUCATION

PhD, North Carolina State University, College of Natural Resources, Parks, Recreation, and Tourism Management, 2017

MA, Organizational Management, University of Phoenix

BS, Magna Cum Laude, Kinesiology, University of Colorado

NRPA Revenue/Leadership Schools

PROFESSIONAL AFFILIATIONS

Commission for Accreditation of Parks and Recreation Administration (CAPRA)
Official Visitor, 2008 - present

Top 100 Women-Owned Businesses, Colorado Biz, 2003, 2005, 2006, 2007, 2008, 2012, 2013, 2015, 2016



Education For:

- » American Society of Landscape Architects
- » Athletic Business
- » Colorado Open Space Alliance & Colorado Outdoor Recreation Resource Project
- » Environmental Design Research Association
- » Innovations Group – Transforming Local Government
- » International Coastal and Marine Tourism Congress
- » International Transportation and Public Health Symposium
- » Metropolitan State College of Denver, Colorado
- » National Association of Youth Sports
- » National Executive Development School
- » National Recreation and Parks Association
- » North Carolina State University
- » Reitz Pacific (Vice-Chair) & Rocky Mountain Revenue and Management Schools
- » World Leisure Organization
- » Numerous State and Regional Parks and Recreation Associations



KERI KONOLD | CPRP

PARKS & OPEN SPACE

Keri is a Certified Parks and Recreation Professional (CPRP) with experience in public open space, parks, recreation, golf course, and cemetery management with three public agencies (Boulder, Lafayette, and Carbon Valley Parks and Recreation District) since 2007. She is currently working with Britt Palmberg and Brian Mooney from RICK on the new Comprehensive Plan for Elizabeth, Colorado. Keri has a passion for public land management, integrating roles for health and agriculture, balancing conservation and use, and improving working relationships for all involved.

She has also served as a member of the City of Lafayette, Colorado's Open Space Advisory Committee. Keri received a BS in Anthropology at Kansas State University, with a focus in accounting. Keri's business acumen and abilities for quick discernment of key issues match with her professional people skills, making her an ideal consultant on a variety of types of projects. Representative projects include:

- » Elizabeth Comprehensive Plan, Elizabeth, CO
- » Worked with Boulder Open Space Conservancy to meet organizational goals, including the development of a regional agricultural center to provide resources on sustainable practices and business needs
- » Led collaborative open space planning efforts including the 2013 Lafayette Parks, Recreation, Open Space and Trails Master Plan and the 2014 Lafayette-Pioneer Outdoor Play Yard Project Task Force
- » Led staff to comprehension of a department's financial plan and suggested long-term strategies for holistic programmatic evaluation and success
- » Negotiated improved terms for intergovernmental, joint-use, and special use agreements by working collaboratively with public agency leaders and gaining buy-in for the long-term vision
- » Strategically planned and marketed large public events including Imagina Open Space and the grand opening of the Thomas Open Space Barn, a public building for the retail sales of locally grown produce and goods
- » Managed a Prairie Dog Working Group consisting of 13 community members and four city staff charged with recommending consensus-based, innovative solutions to improve prairie dog management on city-managed lands
- » Assisted with impact analysis on Community-Building Strategic Team and implemented internal guidelines for community events
- » Met master plan directives by reaching the agricultural community and helping select the property's tenants by improving connections between the community and the open space program

TECHNICAL EXPERTISE

Parks & Open Space

YEARS OF EXPERIENCE

11

EDUCATION

BS, Anthropology, Kansas State University

Program Graduate, University of Virginia's Weldon Cooper Center for Public Service Leading, Educating, and Developing

Certificate - International Association of Public Participation Foundations in Effective Public Participation

Certificate of Level 1, ArcGIS

REGISTRATION

Certified Parks and Recreation Professional (CPRP)

PUBLICATION

"For Lafayette Parks, Open Space and Golf: Recognition is Multi-Directional", Colorado Parks and Recreation Association Byline, Fall 2012





ROB FITCH | PE, LEED AP INFRASTRUCTURE PLANNING

Rob Fitch is an Associate Principal of RICK and leads a civil engineering division of project managers, civil engineers, designers, drafters and administrative assistants. He provides engineering support for our planning teams in conducting plans for comprehensive plans and similar plans for municipalities. He is responsible for project management and design engineering for many public and private sector projects, including single and multi-family residential, commercial and tribal projects. He directs staff through the entitlement process, the preparation of preliminary site layouts, final engineering plans, final plats, surveying and construction support. Representative projects include:

TECHNICAL EXPERTISE

Infrastructure Planning

YEARS OF EXPERIENCE

15

EDUCATION

BS, Civil Engineering,
University of Colorado

REGISTRATION

Registered PE in CO, No. 48704

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers (ASCE)

Architectural, Construction,
& Engineering (ACE) Mentor
Program

U.S. Green Building Council
(USGBC)

Norris Master Planned Development, Fountain, CO: Served as manager, engineer of work and main point of contact for this 541-acre planned community consisting of 1,860 units of Single Family and Multi-Family homes, 17.3 acres of Commercial Development, 119.3 acres of Parks, Recreation and Open Space and a 20-acre School Site. His work consisted of preliminary and final engineering design for grading, drainage, roadways, underground utilities, a CLOMR and Bridge Crossing.

Red Rocks Ranch, Jefferson County, CO: Associate Principal for the 350-acre development of 1,381 residential units including 40 acres of neighborhood commercial uses. Entitlements for the project included rezoning the property within the Town of Morrison and annexation of the property into Jefferson County. Engineering services included design of finished lots, parks and open space, roadways, storm drainage, sanitary sewer, water supply, grading and erosion control improvements. The work includes design of a Special Treatment Area Corridor along McIntyre Street and major drainage improvements to Rooney Gulch which is being designed in partnership with the Urban Drainage Flood Control District and Army Corps of Engineers.

Trails, Douglas County, CO: Serves as manager, engineer of work and main point of contact for this 291 acre planned development. RICK has provided civil engineering and land planning services for the development of Trails, a 139-unit residential community in Douglas County. The development consists of 139-residential units in the northern portion of the site, leaving over 200 acres as open space and recreational use. The open space portion of the community includes a series of trails that connect with other nearby trails serving adjoining residential areas. The land plan also preserves the drainages that extend through the community as open space amenities. RICK has provided initial due diligence, entitlement and preliminary/final engineering services for the development.

Additional Experience:

- » Hunters Run West – 200 ac Master Planned Development, Loveland, CO
- » Town of Elizabeth Comprehensive Plan Engineering Support, Elizabeth, CO
- » City of Lafayette Comprehensive Plan Engineering Support, Lafayette, CO
- » Westwood Development, Entitlement & Civil Engineering, Thornton, CO
- » Town of Lyons Housing Recovery & Municipal Campus Feasibility, Lyons, CO
- » Waterfront – 500 ac Master Planned Development, Mead, CO
- » Lagae Ranch – Construction Mgmt & Engineering Services, Castle Pines, CO
- » Plaza de Panama, Balboa Park – Civil Engineering Services, San Diego, CA

RICK

SECTION 2

PROJECT UNDERSTANDING & APPROACH & WORK PLAN

PROJECT UNDERSTANDING

Given the significant and anticipated growth in Johnstown and the surrounding area, the Town Comprehensive Plan requires an update that outlines the vision for the community over the next 20 years and provides a roadmap for how the development and evolution of the community will proceed. The updated Comprehensive Plan must outline the Town strategy for the various planning frameworks discussed in the RFP (including future land uses, connectivity, economic development, sustainability, equity and diversity, parks and open spaces, tourism, and more).

Importantly, drawing from community and stakeholder input, the updated plan will illustrate how to unite the Johnstown community (between the established small town core and the newer areas of development near US 34 and I-25), and create a distinct brand and character for Johnstown, which will distinguish it within the Northern Colorado region. The plan will outline the vision and framework of plans for key corridors and sub-areas (such as the Highway 60 corridor, Freedom Parkway, I-25, Downtown, High Plains Boulevard, and others) and evaluate these areas for future planning efforts. The overall project includes a Development Code Rewrite, which is necessary to bring the Town's codes up to date, given changes in the legal environment and the pace of growth in Northern Colorado. The Comprehensive Plan and Development Code Rewrite will be coordinated to ensure both documents will work in tandem, in a smooth fashion going forward, so the vision of the community for future development and growth is properly implemented.



Downtown Johnstown

PROJECT APPROACH

Based upon our Team's experience working in Colorado and across the country, we have formulated our Project Approach based upon the following themes.

INNOVATION IN COMMUNITY ENGAGEMENT Our overall approach to the completion of the Comprehensive Plan and Development Code Rewrite is to pursue a very innovative and inclusive, yet grassroots and homegrown style, community engagement effort, in order to allow the people of Johnstown to help craft the direction of the plan and, thus, the future of the Town. While our Team brings significant technical expertise to this assignment, we have learned that the best plans have drawn from – and truly reflected – input from the full cross section of a community.

We have created a plan for Community Engagement that draws from the use of community meetings, ongoing discussions with stakeholders, and online input. In particular, we will tailor our Community Engagement strategy to ensure that members of communities that typically do not participate as much in planning efforts (such as senior citizens, youth, and working parents) are fully engaged in the process. We propose holding stakeholder meetings and targeting events that will reach these groups in Johnstown, to make sure that a cross-section of the community participates in the plan formation. In addition, we are including on our Team Francisco Miraval, a bilingual speaker who facilitates planning efforts with Latino communities around the Front Range, to assist with engagement as needed with Spanish speakers in Johnstown. Francisco will be available to assist with stakeholder meetings and with any translation needs, whether at community meetings or in translating materials as requested.



Community Engagement

ONLINE MAPPING TOOLS We have used online mapping tools that have allowed people to comment on alternatives and preferred plan elements from the comfort of home, via the project webpage. Using these technologies will allow us to reach many more people in the community, via online platforms, and it will allow us to gain more substantive online input, as opposed to strategies that simply solicit general comments from the public.

CREATIVE USE OF ONLINE SURVEYS We have found that online surveys, with well-conceived questions that tie to the key elements and options for the Comprehensive Plan, help significantly with gaining consensus for the direction of the Comprehensive Plan. Our approach is relying on having numerous online surveys throughout the process to gain quantitative input regarding various plan elements.

EMPHASIS ON GIS AND TECHNOLOGY As a full service firm, we have access at our finger-tips to the full range of technological resources used in planning today, ranging from GIS analysis, to interactive mapping, to web and mobile based survey tools, and interactive websites used to engage communities. Depending on the preferences of the Town, we can tailor our technological innovations in GIS and related planning technologies to the creation of the updated Comprehensive Plan and the Development Code Rewrite.

INTEGRATION WITH FISCAL ANALYSIS In our approach, we are integrating a fiscal analysis throughout the creation of alternative and preferred versions of the Comprehensive Plan Update, so that results from the fiscal analysis can inform our planning team and assist us in making revisions and modifications to scenarios, in order to reach the best comprehensive plan that serves community interests while building the fiscal position of the Town. Our fiscal analysis will also analyze how all aspects of the Comprehensive Plan, encompassing the implications of policies and goals in the plan as well as recommended capital expenditures, will impact the Town's fiscal position. This information will assist our Team and the community at arriving at the best possible update to the Comprehensive Plan.

A FOCUS ON IMPLEMENTATION Our planning team will focus on implementation – how to bring the great ideas for Johnstown to life – throughout the planning process. Our methodology will involve discussing the relationship between the community vision, plan themes, achievable goals, guiding policies, and implementation tools very early on in the planning process. This approach allows the Steering Committee and elected officials to explore a range of options and to fully vet ideas for implementation, rather than waiting until nearly the end of a planning process to discuss Implementation.

LEVERAGING THE POWER OF GRAPHICS AND VISUALIZATION We will employ the use of 3D graphics and renderings to help illustrate the key components of the Comprehensive Plan and the Development Code Rewrite, in order to effectively communicate the vision of Johnstown for the future. In particular, the creation of graphics will assist in conveying the vision and goals for character areas and sub-areas in the community. We have found that the use of compelling graphics helps in engaging the public and creates planning documents that better stand the test of time and maintain excitement in the goals of a planning effort. We have also found that employing high quality graphics allows a community to make its comprehensive plan somewhat of a marketing tool or business plan, to help attract new investment and interest in the community.



Graphical Rendering for Downtown Planning

WORK PLAN

PART 1 – COMPREHENSIVE PLAN UPDATE

TASK 1 – PROJECT KICK-OFF AND INITIATION

Task 1.1: Ongoing Project Management: Our Team will work with the Town staff to organize a Steering Committee to guide the planning efforts. Members of the Committee may include representatives from various neighborhoods; representatives from the business community; local developers and property owners; representatives from the local school districts, representatives from the Town staff; select representatives from the Town Council and the Planning and Zoning Commission; and other stakeholders identified in the initial stages of the project. The Steering Committee could potentially include 8 to 12 people, in order to provide the broadest representation while maintaining efficiency in decision-making.

Our Team will implement a regular and efficient communication strategy. Conference calls involving the Town staff and members of our Team will facilitate communication on a regular basis. We anticipate conducting bi-weekly coordination conference calls between the Project Manager from the Town and the Project Manager from the RICK Team. In addition, we will communicate with the Steering Committee on a regular basis via phone calls and emails, and periodic in-person meetings, which are anticipated to take place at several times throughout the process, as articulated in the Project Schedule.

DELIVERABLES:

- » Notes from coordination calls / meetings with Town staff
- » Agendas for Steering Committee meetings
- » Powerpoint and graphics, as needed, for Steering Committee meetings
- » Notes / minutes from Steering Committee meetings

Task 1.2: Project Kick-off Meetings: The RICK Community Planning Team will conduct an initial meeting with Town staff to discuss and determine parameters and objectives for the Comprehensive Plan Update and the Development Code Rewrite. Our Team will then meet with the Steering Committee, the Planning and Zoning Commission, and the Town Staff in a formal Kick-off Meeting to finalize the schedule for the project, schedule meetings, and begin the process of data acquisition. Our Team and the Steering Committee will establish goals and expectations for the planning effort and finalize plans and strategies for community engagement. We anticipate conducting a tour of the community (of one to two hours) with the Steering Committee and Town staff at the conclusion of the Kick-Off meeting to visit key areas of interest and focus in the planning effort.

DELIVERABLES:

- » Agendas for initial staff meeting and for Kick-off meeting with Steering Committee
- » Powerpoint presentation, for Kick-off meeting with Steering Committee
- » Minutes / notes from kick-off meetings

TASK 2 – COMMUNITY ENGAGEMENT STRATEGY

The following outlines the key strategies to effectively involve the Johnstown community in the development of the new Comprehensive Plan.

Task 2.1: Public Outreach Materials and Project Contact Database: We will work with Town staff to develop language to include on emails, press releases, informational flyers, banners, and community signage, communicating the goals of the project, as well as the purpose for particular community engagement efforts. Our Team will work with Town staff to develop a database of contact names from throughout the Johnstown area, as well as stakeholders and representatives from other agencies and municipalities, for use throughout the project. We will include sign-in sheets at community events and at community workshops held during the project to gather additional names for inclusion in the database. We will use the database to create email blasts to the community, to publicize community workshops and to direct community members to the Town's website to view information (including exhibits and graphics) concerning the Comprehensive Plan. We will work with Town staff to develop information to share with the local media to promote the Comprehensive Plan.

DELIVERABLES:

- » Content for press releases throughout project
- » Informational flyers at various stages of the project

- » Content for banners to promote the project
- » Content for community signage to promote the project
- » Database of contacts for use throughout the project
- » Sign in sheets at meetings and events

Task 2.2: Project Webpage: Our Team will ensure that the Town’s website contains sufficient and appropriate information concerning the planning effort. We suggest that a portion of the Town webpage dedicated to the Comprehensive Plan should include online versions of survey questions developed for the community workshops, as well as PDF versions of key concepts, alternatives, and information presented at the community workshops. The webpage could also include videos of meetings and presentations and links to online mapping and comment tools and discussion forums.

DELIVERABLE:

- » Written content and graphics to be included on the Town’s website (in a location dedicated for the Comprehensive Plan Update and Development Code Rewrite)

Task 2.3: Social Media Engagement: Our Team will provide content necessary to publicize the Comprehensive Plan effort on the Town’s Facebook page and Twitter feed. Content for these social media platforms will, in particular, advertise links to additional information concerning the planning effort (on the Town’s website) and information concerning upcoming community meetings, as well as opportunities to provide input on the plan at upcoming community events.

DELIVERABLE:

- » Written content and graphics, as necessary, for staff to include in social media engagement, to promote the overall project, upcoming community meetings and events, and other key information at various stages of the project

Task 2.4: RICKMaps: Online Mapping Engagement Tool: We will utilize RICK’s online engagement tool (RICKMaps) throughout the planning process to gain additional input from the public. RICKMaps will enable citizens to post comments and images on a map of the Johnstown area in order to obtain input concerning various planning topics (transportation, land use and development, recreation and open space, etc.) tied to specific locations or geographic areas in the Johnstown area.

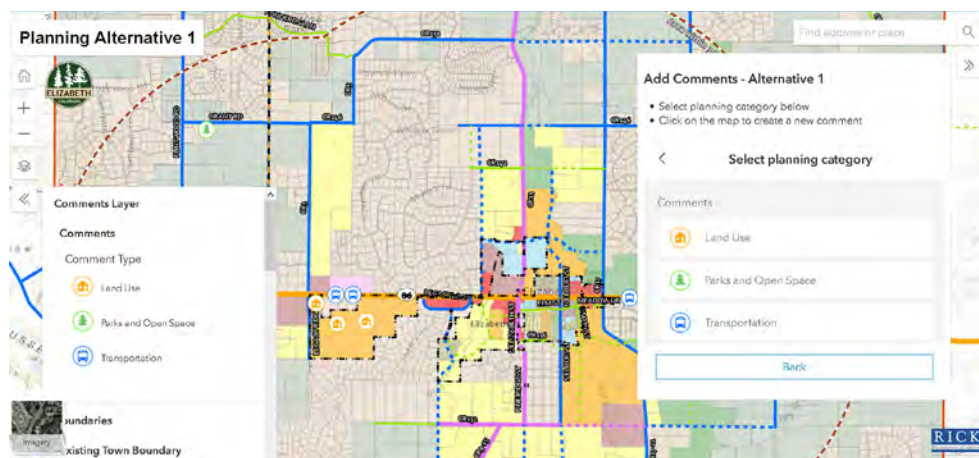


Image from RICKMaps application used for the Elizabeth Comprehensive Plan, Elizabeth, CO

DELIVERABLES:

- » Online RICKMaps Engagement Tool
- » Summary of comments in graphical form, from RICKMaps engagement at various stages of the project

Task 2.5: Connecting with Community Organizations: While strong promotion and support of the planning effort from the Town will be important, we also recommend an effort be spearheaded to engage local community organizations, churches, schools, and other groups to assist in creating public awareness of and engagement with the planning process. We anticipate that members of the Steering Committee would be able to assist with this effort, in reaching out to various community organizations and working with them to help spread the word about the Comprehensive Plan.

DELIVERABLE:

- » Matrix of potential community organizations and contact names, for ongoing outreach during the project (for discussion with Town staff and Steering Committee)

Task 2.6: Stakeholder Meetings: Our Team will work with Town staff and the Steering Committee to identify key stakeholders for engagement as part of stakeholder meetings. Potential key stakeholders may include members of the Town staff, the Johnstown Milliken Chamber of Commerce”, the Town’s Boards and Commissions (including the Planning and Zoning Commission), local neighborhoods, and other social and civic organizations. In addition, we will engage individual property owners and developers, representatives from Larimer County and Weld County, the Thompson School District and Weld County School District, and other agencies. We anticipate engaging at least five to seven special interest groups, and will finalize the list of stakeholder meetings based upon discussions with the Steering Committee and Town staff. Specifically, the stakeholder meetings would be organized in the following fashion:

1st Round Stakeholder Meetings (during the same week as the first Community Workshop): Introduce the project and gain input concerning the overall goals and vision for the creation of the Comprehensive Plan Update. Review information collected by the project team concerning existing conditions in Johnstown and key findings from this information. Discussion at each meeting concerning how these key takeaways may affect the creation of the Comprehensive Plan Update.

2nd Round Stakeholder Meetings (during the same week as the second Community Workshop): Review of and input concerning key alternatives pertaining to key planning topics (land use and development, housing, historical preservation, transportation and mobility, etc.).

3rd Round Stakeholder Meetings (during the same week as the third Community Workshop): Review of and input concerning the preferred direction for the Comprehensive Plan, pertaining to key planning topics, as well as the draft implementation strategies.

In addition, we will conduct an additional set of stakeholder meetings toward the end of the project, centered on the examination of implementation strategies for the Comprehensive Plan and resolving any remaining key issues. In total, we anticipate conducting up to six stakeholder meetings during each of the three rounds identified above, plus an additional four stakeholder meetings (as needed) toward the end of the project. For each stakeholder meeting, we will provide an agenda, minutes, and necessary presentation materials (including exhibits and graphics).

DELIVERABLES:

- » Agendas for stakeholder meetings
- » Presentation materials, including handouts and/or powerpoints, for stakeholder meetings
- » Summaries of discussion of stakeholder meetings

Task 2.7: Worksessions with Planning and Zoning Commission and Town Council: We propose conducting joint worksessions with the Planning and Zoning Commission and Town Council at two key points during the planning process, to review concepts and input from the community and provide feedback to our Team. We anticipate conducting a worksession following the first community open house, to review input from the community regarding the vision and key goals for Johnstown and their input on a range of planning issues. We anticipate a second worksession after the second community open house, to review input from the community regarding the various planning alternatives (for land use, parks and open space, etc.). As outlined in Task 10.1, we will conduct a third worksession with the group to review their input on the preferred plan and the draft version of the Comprehensive Plan update. Our Team would be happy to include additional worksessions with these boards, or provide content for additional briefings of the boards, as requested, and based upon discussions with the Steering Committee and Town staff.



Engagement at Community and Events and Local Schools

DELIVERABLES:

- » Agendas for worksessions
- » Powerpoint presentations for worksessions with Planning and Zoning Commission and Town Council
- » Written memorandums, as necessary, for packets for Planning and Zoning Commission and Town Council worksessions

Task 2.8: Community Events and “Pop-Up” Activities: In addition to community workshops, the project team will gain input and reach out to the broader community by conducting outreach at selected community events. For example, we anticipate that a small informational booth could be set up at community events such as the Finally Fridays events, Johnstown Farmers Market, and the Johnstown BBQ Day. We could also provide outreach at more focused community events such as school carnivals, or other events led by local schools, churches, and other community groups. We will select community events and opportunities that will allow the project team to reach a full range of community members, including seniors, parents of young children, youth, students, and people with disabilities. We will design our booths at community events to include a “fun factor”, and will brainstorm with the Steering Committee and Town staff concerning outreach tools that will make people excited about contributing their input regarding the Comprehensive Plan.

The outreach booth materials used at community events could also be used to conduct “pop up” outreach at places where most people go in their daily lives, including local stores, recreation centers, and other key gathering places. For example, the project could include “pop up” engagement opportunities at local retailers in Johnstown. Our consultant team will lead and participate in a total of two community events and two additional “pop up” opportunities over the course of the project, to be decided at the kick-off for the project. We will work with the members of the Steering Committee to explore the option for members of the committee (and their associated organizations) to use the materials we develop for outreach at community events, to conduct additional outreach on their own. For example, representatives on the Steering Committee could use materials produced by our Team to conduct additional outreach sessions at local schools, in local parks, or with local civic groups.



Examples of “Stations” by Topic, Northside Specific Plan

DELIVERABLES:

- » Publicity materials, including graphics, handouts, sign in sheets, flyers, etc. for engagement at community events

Additional Components of Community Engagement Strategy:

Community Workshops – As described in subsequent tasks, our Team will conduct a series of three rounds of community workshops.

All three rounds of community workshops will include a variety of maps and graphics in order to make the information more compelling and attractive for the general public and to illustrate key ideas and takeaways. Each meeting will include a series of presentation boards and “stations” around the room that will highlight key information by topic.

The workshops will include in-person surveys of participants, as part of introductory presentations to attendees. We anticipate using the Mentimeter app, which will allow participants to complete survey questions using their phones and then will display the results of the survey in real-time, on a presentation screen in the room. The workshops will also include a series of “breakout groups” that will allow residents to discuss the key elements of the Comprehensive Plan and

to provide feedback to the broader group assembled at the meeting concerning their conclusions and key takeaways. In addition, our Team has the ability to stream the community workshops online (via Facebook or the Town’s website). We have found in previous planning efforts that providing an online, streaming version of a community meeting can spark greater interest and participation in a plan.

Importantly, we will work with the Steering Committee to brainstorm ideas to make the community workshops more fun and inviting for every day residents. We have found that providing *food and drink* helps to draw great turnouts at community events and workshops. The setting for the community workshops could include games (cornhole, etc.) for attendees, and the workshops could involve local restaurants or food trucks to participate in the event. Our objective would be to explore ways to make the community workshops as fun as possible, to generate as much of a great community discussion as possible.

Online Surveys (Tied to Community Workshops) – We will provide an online version of the same survey questions posed at each of the three rounds of community workshops, on the project webpage, in order to gain input from the broader community and individuals unable to attend the community workshops. We will publicize the online survey on the project webpage, in emails to the database of contacts throughout the community, and on flyers that publicize the various community workshops.

TASK 3 – COMMUNITY ASSESSMENT

Our Team will conduct an analysis of existing conditions, and the content outlined below will be included in draft and final versions of the plan document. All of the information and tasks outlined as follows will address the Town, as well as the three-mile planning area surrounding the Town.

Task 3.1: Review of Existing Plans: Members of our consultant team will conduct a thorough review of existing plans and studies (such as the 2006 Johnstown Comprehensive Plan, plans from Larimer and Weld County and neighboring jurisdictions, and various utility and infrastructure studies). We will document the takeaways from the various plans as they relate to the Comprehensive Plan update. With regard to the existing Comprehensive Plan, we will document the areas in which the Town has achieved success and met the goals and action items from the previous 2006 Comprehensive Plan, and areas in which additional actions are needed to fulfill the goals established in the prior Comprehensive Plan.

Task 3.2: Economic, Housing and Demographic Analysis: We will prepare a population analysis of Johnstown, including a composite demographic analysis including key trends and projections for future growth in and around the Town. Based upon this analysis, we will identify potential geographic areas of residential and commercial growth in and within three miles of Johnstown, for consideration as the planning effort moves forward. We will complete projections for future population, households, and employment in Johnstown, using information from the Town as well as from ESRI and DOLA. We will examine data and issues pertaining to the age, mixture, and affordability of housing in Johnstown and identify gaps in the local housing market. We will identify how the evolving economic position and trends concerning the northern Front Range may impact prospects for economic development and the growth of population and employment in Johnstown.

Task 3.3: Parks, Open Space, and Tourism

Analysis: The RICK Team will review the inventory of parks and open space assets, and the elements of tourism, in Johnstown and identify the Strengths, Weaknesses, Opportunities, and Threats (SWOT) of the local parks and open space system and the tourism position of the Town. We will also review the inventory of park and recreational programs in Johnstown and identify key issues and opportunities for enhancement.

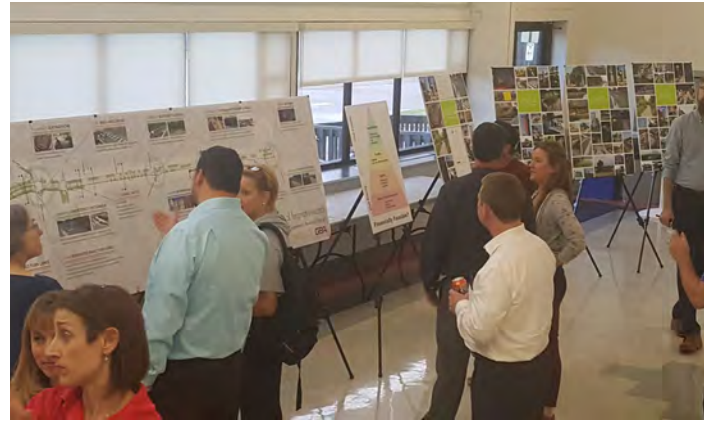
Task 3.4: Existing Transportation Conditions and Opportunities:

The RICK Team will review base information and document opportunities to improve the primary transportation corridors and ensure that the Town’s transportation vision is reflected throughout the Comprehensive Plan.



Pop-Up Community Engagement at a Local Walmart

We will identify specific opportunities for each mode of transportation in Johnstown, such as deficiencies in the roadway network (e.g., access, connectivity and safety), opportunities to complete gaps and increase the level of comfort in the bicycle network and enhance the walkability of the community. We will document the current conditions for each mode of travel (motorized, walking, and biking) in the Town. We will draw from existing data available from previous planning efforts as well as data provided by the Town / Town Engineer, Larimer and County and Weld County, and CDOT.



Community Workshop

Task 3.5: Updating of Existing Conditions and Trends:

Our Team will compile the remaining components of Existing Conditions and Trends for Johnstown, including information concerning:

- » The Regional Context; Existing Land Use Patterns in Johnstown and in the three-mile plan area;
- » Historic Resources and historic preservation issues;
- » Evaluation of natural hazards and identification of mitigation needs;
- » Resiliency issues;
- » Existing Zoning and Zoning Codes;
- » School District facilities;
- » Community and public facilities and services, and identification of future needs;
- » Water and Sewer infrastructure and identification of future needs;

These analyses will document the overall picture of where Johnstown is today, and outline key trends that suggest where Johnstown is heading. The analyses will identify key needs of the community in the various frameworks identified above.

Task 3.6: Opportunities and Constraints Analysis: Drawing from the various analyses conducted in the Community Assessment, we will outline the opportunities and constraints for future development and redevelopment in Johnstown. We will produce this analysis by completing a composite Opportunities and Constraints map that identifies key constraints (such as floodplains, areas outside utility service areas, etc.) and opportunities (such as key transportation connections, areas for potential development as key districts or nodes of development, etc.). The analysis will integrate all of the technical information and provide a foundation from which to create alternatives for land use and other plan elements going forward.

Task 3.7: Creation of Base Maps: Our Team will create base maps for Johnstown that will include the key data from the Existing Conditions and Trends analysis, for use in creating preliminary and final versions of the plan.

DELIVERABLES:

- » Community Assessment document, summarizing the technical analyses outlined in Task 3, along with maps and graphics
- » Base maps, to be used throughout the planning process
- » Relevant graphics and diagrams, included within the Community Assessment document

TASK 4 – ROUND ONE COMMUNITY WORKSHOP

The RICK Team will host an initial community workshop to introduce the process of updating the Comprehensive Plan and to explore new ideas for how to guide the growth and evolution of Johnstown over the next few decades. We anticipate organizing the workshops into a series of workshop stations (around the room) focusing on key topic areas, such as: Discussion of the Vision for Johnstown in the future; Transportation; Economics, Housing and Demographics; Land Use and Zoning; Parks, Open Space and Tourism; Environment; and Historic Preservation.

We anticipate a workshop of two hours in length, including an opening presentation and time allotted for attendees to visit the various workshop stations. The stations will contain presentation boards and graphics necessary to depict the key information for attendees, on the various topics. In addition, we will provide comment cards and surveys (available in-person on paper, and also online) to all attendees, to gain their general input on the planning efforts for Johnstown.

DELIVERABLES:

- » Maps, graphics, and presentation boards for Community Workshop

- » Powerpoint presentation for presentation to the attendees
- » Sign in sheets, comment sheets, name tags, and related meeting supplies
- » Publicity materials to publicize meeting (including flyers, banners, and related materials, for distribution around Town)

TASK 5 – CONCEPTUAL ALTERNATIVES AND APPROACHES

Building off of what was learned through the process to date, members of the RICK Team will develop a series of diagrams and exhibits to outline potential alternatives and approaches to address key issues in the Comprehensive Plan. While the exact nature of alternatives presented will naturally evolve as the planning effort moves forward, we anticipate that our Team would create alternatives addressing the following topics:

- » Alternatives for future land uses and development / redevelopment in Johnstown and the surrounding area
- » Alternative concepts or ideas for overall economic development and sustainability
- » Alternative concepts for housing opportunities and equity / diversity
- » Alternative concepts for parks, recreation, open space, and tourism
- » Alternative concepts for community branding and historic and cultural resources
- » Alternative concepts for Historic Preservation
- » Alternative concepts for transportation and mobility and public facilities, including water conservation
- » Alternative concepts for the ongoing Resiliency of the Johnstown community, including ideas to address hazards and risk management

Fiscal Analysis: We will conduct a fiscal analysis of the various alternatives created as part of Task 5, to evaluate how each would impact the fiscal position of the Town, from a revenue perspective (through the generation of additional tax revenue, fees, and other sources) and through a cost perspective (through additional capital expenditures or through additional cost of services). While the outcomes of the fiscal analysis will not represent the only metric for evaluation of the alternatives, this analysis will provide an important tool that Town staff, elected officials, and members of the public may use to evaluate the various alternatives considered for the Comprehensive Plan Update.

DELIVERABLES:

- » Maps, graphics, and diagrams illustrating alternative concepts, for presentation to Town staff, Steering Committee, and the community
- » Written summary of the key elements of the alternative concepts (in memorandum format) for discussion with Town staff and Steering Committee

TASK 6 – ROUND TWO COMMUNITY WORKSHOP: REVIEW OF KEY ALTERNATIVES

Our Team will convene a second community workshop to gain input regarding design and planning alternatives for the Comprehensive Plan. We again anticipate conducting a workshop of up to two hours in length, during which members of the public would be able to visit a central meeting place at their leisure, review the key alternatives for the overall Comprehensive Plan, and provide their creative input directly to members of our Team.



Community Workshop

We will make a presentation to attendees at the workshop, reviewing the key alternatives for the Comprehensive Plan. The presentation will include a series of survey questions that attendees will be able to complete via Mentimeter (and then see the results almost instantly in the room). We will provide an online version of the survey on the project webpage to gain input from community members concerning the various alternatives outlined for the planning effort. All of the presentation materials concerning the various alternatives for the Comprehensive Plan will be highly visual and will include graphics, renderings, and other illustrative components to clearly communicate the intent of ideas for particular elements of the alternative plans.

DELIVERABLES:

- » Maps, graphics, and presentation boards for Community Workshop

- » Powerpoint presentation for presentation to the attendees
- » Sign in sheets, comment sheets, name tags, and related meeting supplies
- » Publicity materials to publicize meeting (including flyers, banners, and related materials, for distribution around Town)

TASK 7 – CREATION OF PREFERRED PLAN

Task 7.1: Creation of Preferred Concepts for the Comprehensive Plan: The RICK Community Planning Team will create preferred versions of the various elements of the Comprehensive Plan for Johnstown, drawing from input to date from the public and the range of stakeholders. The Preferred Plan will include the following components:

- » Outline of projected needs for the transportation system serving Johnstown, including major thoroughfares and arterial roadways as well as pedestrian and bicycle facilities and routes;
- » Outline of projected future public facility needs for Johnstown, including strategies for water and for conservation;
- » Preferred Future Land Use Plan for Johnstown and areas within the 3-mile planning area. The Plan will outline the most effective use of existing developed land, undeveloped land, and surrounding land outside the town limits and within the 3-mile planning area;
- » Preferred concepts for opportunities for use of vacant or underutilized building sites and redevelopment areas;
- » Preferred strategies for enhancing the housing stock in Johnstown to serve all sectors of the housing market;
- » Preferred strategies for community branding, historic preservation and cultural resources;
- » Preferred strategies to achieve goals for equity and diversity in the Johnstown community;
- » Preferred recreation and tourism element, as required by state statute, and preferred elements for parks and open spaces in Johnstown;
- » A Resiliency section, identifying the risks and vulnerabilities of natural and human-caused hazards and goals, strategies, and/or actions to provide risk management and address various hazards that may impact Johnstown;
- » Recommendations concerning areas for potential modification of the development code, resulting from the outcomes of the Comprehensive Plan (to be used in Part II of the project).

DELIVERABLES:

- » Maps, graphics, and diagrams illustrating the preferred concepts, for presentation to Town staff, Steering Committee, and the community
- » Written summary of the key elements of the alternative concepts (in memorandum format) for discussion with Town staff and Steering Committee

Task 7.2: Fiscal Analysis of Preferred Plan: We will conduct a fiscal analysis of the elements of the Preferred Plan, to evaluate how each would impact the fiscal position of the Town, from a revenue perspective (through the generation of additional tax revenue, fees, and other sources) and through a cost perspective (through additional capital expenditures or through additional cost of services).

DELIVERABLE:

- » Spreadsheets and memorandum outlining conclusions of Fiscal Analysis of Preferred Plan

Task 7.3: Creation of Draft Implementation Strategies: Our Team will work with the Steering Committee and Town staff to create draft versions of Implementation Strategies that will be embedded within the various sections of the Comprehensive Plan (as outlined in Task 7.1). A summary of Implementation Strategies will be included within the Comprehensive Plan document, to articulate the relationship of the Comprehensive Plan to the Town's functional plans, organize action items by plan themes into a matrix, and present an approach for monitoring and evaluating progress toward achieving the Plan's vision and goals. The Implementation Strategies will:

- » Identify clear steps, timing and phasing for action items, tied to various elements of each plan, and the responsibilities of particular entities with regard to implementing various parts of the plan (including Town staff and various agencies or stakeholder groups). We will prioritize the various components of the final recommendations into short, middle and long-term objectives;
- » Identify key strategies, recommendations, and performance measures related to transportation infrastructure, programs, and services;
- » Include estimated costs and associated financial resources and mechanisms (public and private) for various elements of the plan, including private and public development;



Engagement at Community Workshops

- » Identification of planning-level cost estimates for recommended improvements for inclusion in the Town's Capital Improvement Plan;
- » Identify key potential barriers to successful development of the plan, including analysis of barriers to development and recommendations for solutions or programs to mitigate the identified barriers;
- » Importantly, the implementation strategies section will identify a series of "catalyst projects" that would generate momentum and confidence in the progress of the Comprehensive Plan, over the first few years following adoption.;
- » Recommendations for performance indicators and a framework for tracking progress over time in achieving the various implementation items outlined in the updated Comprehensive Plan.

DELIVERABLE:

- » Memorandum and tables outlining implementation strategy elements (for review by Town staff and Steering Committee). This content will later be integrated into the draft and final versions of the Comprehensive Plan document.

Task 7.4: Evaluation of Sub-Areas and Corridor for Future Planning: Drawing from technical analysis and input throughout the planning process, our Team will evaluate and provide draft recommendations for future sub-area planning efforts such as Downtown, Big Thompson River corridor, I-25 corridor, Highway 60 corridor, Freedom Parkway, High Plains Boulevard corridor, and others identified through the planning effort. In conjunction with the completion of the preferred plan and the Implementation strategies, we will complete the following tasks:

- » Identification of key corridors and sub-areas for future study, through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis (and IFAS / EFAS evaluation process) of the various corridors considered. This analysis will also draw from input from technical analyses and input from stakeholders and the broader community;
- » Formation of recommendations for key issues and priorities to address in future studies, for each corridor identified through this project;
- » Identification of potential funding and implementation strategies for development and redevelopment within each corridor identified through the process.

DELIVERABLE:

- » Text and graphics, to be included within the Comprehensive Plan document, outlining the analysis performed in Task 7.4 and providing recommendations for future planning of corridors and sub-areas in Johnstown

TASK 8 – ROUND THREE COMMUNITY WORKSHOP: REVIEW OF PREFERRED PLAN

Our Team will convene a third and final community workshop to gain input regarding the preferred components of the Comprehensive Plan, using a similar format to the first two workshops. We again anticipate conducting a workshop of up to two hours in length, during which members of the public would be able to visit a central meeting place at their leisure,

review the preferred components for the overall Comprehensive Plan, and provide their input directly to the project team. The workshop will include a series of survey questions that attendees will be able to complete via Mentimeter (and then see the results almost instantly in the room). We will provide an online version of the survey on the project webpage to gain input from community members concerning the preferred components of the plan. All of the presentation materials will be highly visual and will include graphics, renderings, and other illustrative components to clearly communicate the intent of the various components of the preferred plan.

DELIVERABLES:

- » Maps, graphics, and presentation boards for Community Workshop
- » Powerpoint presentation for presentation to the attendees
- » Sign in sheets, comment sheets, name tags, and related meeting supplies
- » Publicity materials to publicize meeting (including flyers, banners, and related materials, for distribution around Town)

TASK 9 – DRAFT VERSION OF COMPREHENSIVE PLAN

Drawing from all of the information created and presented in preceding tasks, our Team will create a draft version of the updated Comprehensive Plan for Johnstown. The draft document will include the following components:

- » Summary of community and stakeholder engagement conducted during the planning effort
- » Summary of findings from the Community Assessment
- » The various sections of the Comprehensive Plan, including graphics
- » Implementation strategies and actions for each element of the Comprehensive Plan
- » An appendix will include the results of in-person and online polling
- » All of the elements of the final plan will include various renderings, graphics, and other illustrative tools to convey the vision and intent of each plan

DELIVERABLE:

- » Draft copy of the Comprehensive Plan (PDF format)

TASK 10 – FINALIZING THE COMPREHENSIVE PLAN DOCUMENT

Task 10.1: Work session with Town Council and Planning and Zoning Commission to Review Draft Comprehensive Plan Document:

We will work with Town staff to conduct a worksession (or study session) with the Town Council and Planning and Zoning Commission (assembled together) to review the various components of the draft version of the Comprehensive Plan and to obtain detailed input and edits from these bodies, prior to finalizing the plan documents.

DELIVERABLE:

- » Powerpoint presentation and supporting materials (including copies of the Draft Comprehensive Plan) to facilitate worksession with Planning and Zoning Commission and Town Council

Task 10.2: Final Version and Adoption of Comprehensive Plan: Drawing from input from the Town Council and the Planning and Zoning Commission, as well as input from Town staff, we will produce a final version of the Comprehensive Plan document, in PDF form, and will provide the working files to the Town for use going forward. We will make a final presentation of the completed Comprehensive Plan at the Planning and Zoning Commission for adoption.

DELIVERABLES:

- » Five printed copies of the Final Comprehensive Plan document, including maps and graphics
- » Electronic copy of the Final Comprehensive Plan document
- » Printable PDFs and original source files of all final documents and the files used to create these documents, including graphics, GIS files, spreadsheets, and other pertinent files.

PART 2 – DEVELOPMENT CODE REWRITE

TASK 11 – DEVELOPMENT CODE DIAGNOSIS

Task 11.1: Project Orientation: Our Team will meet with Town staff to discuss project goals and the project schedule,

specific issues, Town policies, and opportunities and/or problems relating to the regulation of the current land use codes. The product of this task is a written meeting summary, with any suggested modifications or refinements to the Scope of Services identified.

DELIVERABLES:

- » Agenda for project orientation meeting
- » Draft and final versions of project schedule
- » Written meeting summary from orientation meeting

Task 11.2: Document Review: Our Team will conduct a review of the Town's land use planning documents, including the current Comprehensive Plan, the Town's Official Zoning Map, the Town Municipal Code, and any available Town information on zoning variances granted during the past several years.

DELIVERABLE:

- » Memorandum summarizing Document Review

Task 11.3: Code Diagnosis Report: Our Team will prepare a Code Diagnosis Report based on a thorough evaluation between the existing land use codes and the draft Johnstown Comprehensive Plan goals, objectives and implementation strategies. In general, Our Team will determine what works within the current codes and what doesn't. The Code Diagnosis Report will include as an appendix a "redline" (tracked changes) version of the existing land use codes with comment balloon notes, integrating Consultant recommendations and information gathered from the Town staff. Specifically, the Code Diagnosis Report will:

- » Review current organizational structure of the existing land use codes and recommend an improved structure. Our Team will evaluate various code options and hybrid formats that may best suit Johnstown - form based, performance, incentive, etc.
- » Identify outdated, contradictory or duplicative codes and provide recommendations for revisions.
- » Review the existing land use regulations for compliance with applicable state and federal regulations.
- » Assess inefficiencies to determine what isn't addressed within the current code.
- » Evaluate uses within each zoning district and identify appropriate approval levels, missing uses, outdated uses, etc.
- » Evaluate and provide options for addressing the "legacy" zoning in built-out areas of Town and the abundance of PUDs in newly or undeveloped areas.
- » Review existing zoning districts and development standards (landscaping standards, design guidelines, downtown design guidelines, etc.) and make recommendations for changes to achieve the vision of the Comprehensive Plan.
- » Address special issues: adequate public facilities, wireless, signage, mobile food trucks, redevelopment, accessory dwelling units, short term rentals, tiny homes, etc.

DELIVERABLES:

- » Draft and final versions of Code Diagnosis Report

Task 11.4: Community Engagement: Our Team will meet with local development community representatives and other project stakeholders identified by Town staff, such as business and agricultural interests, to discuss specific issues and opportunities for updating the existing land use codes. Town staff will be requested to assist with identifying project stakeholders and scheduling meetings. To ensure efficiency, a maximum of sixteen (16) stakeholder interviews will be held over a two day period.

Our Team will prepare exhibit boards that provide information concerning the project, along with comment cards for feedback. The exhibit boards will be set up in a day-long open house event on a date, time and location established to maximize public attendance.

Our Team will meet with Town staff and attend Planning and Zoning Commission, Town Council and/or Steering Committee meetings as needed to present the Code Diagnosis Report and feedback from the public open house event.

DELIVERABLES:

- » Agendas and minutes for stakeholder interviews
- » Exhibit boards, comment boards, and presentation materials to gather input
- » Presentation materials for meetings with Town staff and elected leaders, to discuss input from community engagement

TASK 12 – DEVELOPMENT CODE UPDATE

Task 12.1 Annotated Outline: Our Team will prepare an annotated outline for rewriting Johnstown’s Municipal Code sections, combining current chapters covering Annexation, Zoning, and Subdivision into a unified land development code. The outline will consist of a draft table of contents and indicate 1) guidance for text revisions and updates, 2) where charts will be used to explain certain regulatory features and procedural matters, and 3) where graphics may be useful for illustrating complex definitions, zoning standards and subdivision details. A sample page of the proposed Unified Development Code (UDC) will be designed to serve as a template for the user-friendly code format. Our Team will attend one joint work session with the Town Council and Planning and Zoning Commission to present the annotated outline.

DELIVERABLE:

- » Annotated outline for Development Code Rewrite

Task 12.2 Draft Code: Using the annotated outline as a guide, our Team will completely update, reorganize and consolidate the existing land use codes, with refinements that implement the updated Comprehensive Plan and establish predictable rules and processes in a user friendly format that is legally sound. Our Team will draft code revisions and new regulations to achieve stakeholder goals and evaluation results. In addition to incorporating Consultant recommendations from the Code Diagnosis Report, specific enhancements will include:

- » Reorganizing and consolidating the existing land use codes to provide a clear structure and format to increase usability and enforceability.
- » Updating existing land use code requirements to support the goals, policies, and recommendations identified in the new Comprehensive Plan and to ensure zoning is aligned with the updated Land Use Plan.
- » Updating the sign regulations to reflect the Gilbert vs Reed Supreme Court decision by removing content-based sign regulations. In addition, we will improve the usability of the sign regulations by providing tables and graphics to describe various sign types.
- » Updating and creating consistent and streamlined approval processes and evaluating the levels of approval, simplifying various approval processes to be easier to administer. This includes creating a set of checklists for each type of development application.
- » Reviewing and updating definitions to ensure all necessary terms used throughout the UDC are defined in a user-friendly, glossary-style Definitions section.
- » Making necessary clerical and grammatical changes to provide correct cross-referencing and improve the overall administration of the UDC. This includes drafting amendments to sections in other Chapters to ensure consistency throughout the Municipal Code.
- » Providing graphics and illustrations to support the draft UDC.

DELIVERABLE:

- » Draft Code document, including text, graphics and illustrations

Task 12.3: Community Engagement: As the new UDC is drafted, our Team will prepare cover memorandums summarizing each major section (article) of the draft UDC. The cover memorandums and the draft articles will be posted on the project website and transmitted to the Town Staff for their review. Our Team will meet with Town staff and attend Planning and Zoning Commission and/or Steering Committee meetings as needed to present each article of the UDC. At the request of Town staff, our Team will also attend work sessions with the Town Council as needed to discuss key policy issues that arise during the drafting process.

Our Team will prepare exhibit boards that provide options concerning specific UDC issues of interest to the general public, along with comment cards for feedback. The exhibit boards will be setup in a day-long open house event on a date, time and location established to maximize public attendance.

Our Team will prepare a consolidated, complete draft of the UDC incorporating suggested refinements from the Town staff, project stakeholders, steering committee, Town Council and Planning and Zoning Commission discussions.

DELIVERABLES:

- » Written memorandums of major sections of Draft UDC
- » Exhibit boards and graphics for meetings
- » Comment cards for feedback from meetings
- » Complete, consolidated draft of UDC incorporating refinements from meetings and discussions

TASK 13 – DEVELOPMENT CODE ADOPTION

Task 13.1 Community Engagement: Our Team will attend one work session with the Town Council and one work session with the Planning and Zoning Commission to discuss the complete draft of the UDC prior to scheduling public hearings. At the Town’s discretion, a joint work session may be held with the Town Council and Planning and Zoning Commission in lieu of separate work sessions. Our Team will prepare a final draft of the UDC incorporating all suggested refinements from the Town Council and Planning and Zoning Commission work sessions.

Our Team will prepare exhibit boards that provide information concerning the final draft of the UDC, along with comment cards for feedback. The exhibit boards will be set up in a day-long open house event on a date, time and location established to maximize public attendance.

DELIVERABLES:

- » Exhibit boards for worksessions and meetings
- » Notes from worksessions and open house

Task 13.2 Public Hearings: Our Team will attend one public hearing each before the Planning and Zoning Commission and Town Council to present the revised draft code for adoption. Prior to the hearings, our Team will:

- » Provide an adoption timeline that incorporates advertising and public hearing requirements.
- » Review and confirm public notice format and timing pursuant to state statutes;
- » Prepare a cover memorandum summarizing key process events to date, significant issues and recommendations;
- » Confirm the proper Planning and Zoning Commission and Town Council resolution formats for recommendation and adoption of the new code, and;
- » Prepare for and facilitate any final amendments desired by the Town Council to be incorporated at the conclusion of the public hearing, in the form of amendments to the adopting resolution made by motion.

DELIVERABLES:

- » Memorandum summarizing adoption outline
- » Emails confirming public notice format and timing
- » Cover memorandum summarizing process, issues, and recommendations
- » Preparation of final amendments to UDC

Task 13.3 Development Code Rewrite: Final Documents: Based on the outcome of the public hearings, our Team will incorporate approved amendments into a final UDC document. One electronic version and five hardcopies of the adopted UDC document will be produced and delivered, formatted in Microsoft Word and Adobe Acrobat software (both a PDF format high resolution and web ready format). Our Team will also provide an updated file of the Town’s zoning map.

DELIVERABLES:

- » Five printed copies of Land Use Code document along with digital file
- » Printable PDFs and original source files of all final documents and files used to create UDC, including graphics, GIS, spreadsheets, etc.

PROJECT SCHEDULE

The following is our proposed project schedule broken down by tasks, as organized by our Work Plan. Our schedule assumes a Notice to Proceed (NTP) in November, with the Community Assessment completed by the end of January of 2020, followed by an initial Community Workshop to introduce the project and conduct Visioning for the community. A set of alternatives and approaches for the Comprehensive Plan Update will be developed between February and May, and the second Community Workshop (to review various alternatives) will take place in May, 2020. The Preferred Plan will be developed during the summer of 2020. The third Community Workshop will take place in September, 2020, with work to complete and adopt the Final Version of the plan by January, 2021. We anticipate beginning the formal process for the Development Code Rewrite in August, 2020, as the Preferred Plan for the Comprehensive Plan (in terms of land use and other plan elements) is coming into focus. We anticipate completing the Development Code Rewrite, including formal adoption, by April 2021. Therefore, the schedule reflects a total time, for both the Comprehensive Plan and Development Code Rewrite, of 18 months. This schedule can be shortened in select areas to accommodate project needs, if necessary.

	2019		2020												2021			
TASK	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
1: Project Kick-Off and Initiation																		
2: Community Engagement																		
3: Community Assessment																		
4: Round One Community Workshop (Introduction and Visioning)																		
5: Preparation of Conceptual Alternatives and Approaches																		
6: Round Two Community Workshop (Review of Key Alternatives)																		
7: Creation of Preferred Plan																		
8: Round Three Community Workshop (Review of Preferred Plan)																		
9: Draft Version of Comprehensive Plan																		
10: Finalizing the Comprehensive Plan Document																		
11: Development Code Diagnosis																		
12: Development Code Update																		
13: Development Code Adoption																		
Steering Committee Meetings																		
Stakeholder Meetings																		
Worksessions with Town Council and Planning Commission																		

SECTION 4

SUBCONSULTANT SERVICES



PLAN TOOLS, LLC (PLAN TOOLS)

DEVELOPMENT CODE REWRITE & IMPLEMENTATION

Plan Tools will draw from its decades of experience in crafting and administering development codes and municipal ordinances to lead the Development Code Rewrite process for the Town of Johnstown. Martin Landers of Plan Tools is already working with RICK on Lafayette's new Comprehensive Plan and we have an established relationship of collaboration.



FELSBURG, HOLT, & ULLEVIG (FHU)

TRANSPORTATION PLANNING

FHU is the leader along the Front Range in conducting transportation planning for local municipalities and counties, and will lead transportation planning components of the Comprehensive Plan Update. FHU has recently worked with the various communities in Larimer County on planning for future transportation enhancements and has previous experience working in the Johnstown area.



GREENPLAY, LLC (GREENPLAY)

PARKS AND OPEN SPACE

GreenPlay is a national leader in conducting park and park system planning for communities large and small. Based in Louisville, GreenPlay has worked with several communities along the northern Front Range in completing similar planning efforts for parks, recreation, and tourism.



PROJECT VISION 21

COMMUNITY ENGAGEMENT

Francisco Miraval of Project Vision 21 provides translation and outreach services to the bi-lingual Latino community throughout the Front Range. Francisco will assist us, as needed, with any translation services needed to engage Latino populations in Johnstown as part of the planning efforts.

SECTION 5 | FEE PROPOSAL

COST PROPOSAL

LABOR BY TASK		
PART 1: COMPREHENSIVE PLAN UPDATE		
TASK 1	Project Kick-Off and Initiation	\$6,300
TASK 2	Community Engagement	
	Outreach Materials, Coordination	\$9,750
	Online Mapping Tool	\$4,475
	Stakeholder Meetings & Steering Committee Meetings	\$9,900
	1st & 2nd Worksessions with Planning Commission & Town Council	\$3,550
	Community Events and "Pop-Up" Activities	\$3,950
TASK 3	Community Assessment	
	Review of Existing Plans	\$3,950
	Economic, Housing, and Demographic Analysis	\$6,500
	Parks, Open Space, & Tourism Analysis	\$4,450
	Existing Transportation Conditions & Opportunities	\$2,950
	Opportunities & Constraints Analysis	\$3,650
	Existing Conditions Analyses & Base Maps	\$6,650
TASK 4	Round One Community Workshop	\$15,600
TASK 5	Creation of Conceptual Alternatives and Approaches	\$17,300
TASK 6	Round Two Community Workshop: Review of Key Alternatives	\$15,200
TASK 7	Creation of Preferred Plan	
	Creation of Preferred Concepts	\$14,960
	Fiscal Analysis of Preferred Plan	\$2,120
	Creation of Draft Implementation Strategies	\$5,770
	Evaluation of Corridors & Sub-Areas for Future Planning	\$4,520
TASK 8	Round Three Community Workshop	\$13,900
TASK 9	Draft Version of Comprehensive Plan	\$14,850
TASK 10	Finalizing the Comprehensive Plan Document	\$7,100
PART 2: DEVELOPMENT CODE REWRITE		
TASK 11	Development Code Diagnosis	\$28,500
TASK 12	Development Code Update	\$35,800
TASK 13	Development Code Adoption	\$29,000
	SUBTOTAL LABOR, PARTS 1 AND 2	\$270,695
REIMBURSABLE EXPENSES		
	Mileage	\$1,552
	Printing & Plotting	\$2,150
	Food & Supplies for Community Meetings	\$500
	SUBTOTAL REIMBURSABLE EXPENSES	\$4,202
	TOTAL PROJECT COST	\$274,897

HOURLY RATE SCHEDULE

INDIVIDUAL	ROLE	COMPANY	HOURLY RATE
BRIAN MOONEY	Principal in Charge, QA / QC	RICK	\$200
ROB FITCH	Infrastructure Planning	RICK	\$175
BRITT PALMBERG	Project Manager	RICK	\$160
KIM NELSON	Community Engagement, Planning Support	RICK	\$125
MIMI MORISAKI	Community Engagement, Planning Support	RICK	\$105
KEATH FLINT	Graphics Support	RICK	\$95
HANNAH WONG	Planning Support & GIS	RICK	\$90
FRANCISCO MIRAVAL	Bi-Lingual Community Engagement	Project Vision 21	\$100
MARTIN LANDERS	Land Use Code	Plan Tools	\$150
GERALD DAHL	Land Use Code	MDBR	\$200
TERESA PEMBROOKE	Parks, Open Space, Tourism Planning	GreenPlay	\$150
KERI KONOLD	Parks, Open Space, Tourism Planning	GreenPlay	\$150
JENNY YOUNG	Transportation Planning	FHU	\$200
KELLY LEADBETTER	Transportation Planning	FHU	\$125

SECTION 6

PROJECT EXPERIENCE & REFERENCES

REFERENCES

The following references can speak to the quality of service and the products produced by the RICK Community Planning group and its core team members. We have provided three (3) references for completed projects to meet RFP requirements. In addition, we have provided references for similar projects that are substantially complete or in progress, as well as references for our subconsultant partners.

RICK RICK COMMUNITY PLANNING

	CLIENT NAME	REFERENCE	PROJECT TYPE	ADDRESS	PHONE
REFERENCE 1	City of Lafayette	Paul Rayl, AICP, Planning & Building Director	Comprehensive Plan	1290 S. Public Road Lafayette, CO 80026	303.661.1269
REFERENCE 2	City of Murrieta	Ivan Holler, Assistant City Manager	General Plan Update & Downtown Specific Plan	1 Town Square Murrieta, CA 92562	951.304.2489
REFERENCE 3	County of San Diego	Eric Lardy, Project Manager	General Plan Update	1600 Pacific Highway, San Diego, CA 92101	858.495.5334
REFERENCE 4	City of Riverside	Jay Eastman, Project Manager	Specific Plan	3900 Main St. 3rd Floor Riverside, CA 92522	951.826.5371
REFERENCE 5	Ventana Capital	Andrew Trietley, Project Manager	Community Plan	9801 E. Easter Avenue Centennial, CO 80112	303.346.7006
REFERENCE 6	City of Brawley	Gordon Gaste, Development Services Director	General Plan Update	383 W. Main Street Brawley, CA 92227	760.344.8464



SUBCONSULTANTS

	CLIENT NAME	REFERENCE	PROJECT TYPE	ADDRESS	PHONE
FHU REFERENCE	Town of Timnath	Don Tarranto, Public Works Director	Transportation Infrastructure	4750 Signal Tree Drive Timnath CO, 80547	970.226.0557
PLAN TOOLS/ MDBR REFERENCE	Town of Lochbuie	Steve Stamey, Town Manager	Land Development Code	703 Weld County Rd. 37 Lochbuie, CO 80603	303.655.9308
PROJECT VISION 21 REFERENCE	City of Lafayette	Paul Rayl, AICP, Planning & Building Director	Comprehensive Plan	1290 S. Public Road Lafayette, CO 80026	303.661.1269
GREENPLAY REFERENCE	City of Lafayette	Monte Stevenson, Parks Director	Parks, Recreation Open Space, and Trails Planning	787 N. 95th Street, Lafayette, CO 80026	303.661.1306

PROJECT EXPERIENCE SUMMARY

Britt Palmberg, AICP, Project Manager and Brian Mooney, FAICP, Principal-in-Charge, bring a combined total of over 60 years of experience in completing comprehensive plans, neighborhood and subarea plans, downtown plans, corridor plans and related planning efforts for communities. Plan Tools and MDBR have completed Development Code Rewrite efforts for a wide range of communities across Colorado and will lead the Development Code portion of this project. GreenPlay has completed numerous park, open space, and trail master plans and will assist the team with park and open space plan implementation. FHU has significant experience completing transportation plan components of comprehensive plans and will work with our team to integrate transportation planning with the rest of the content for the Johnstown Comprehensive Plan Update. RICK will lead the consultant team from our Arvada, CO office. The following matrix provides a summary of team experience on projects with a similar scope of work to the Town of Johnstown Comprehensive Plan Update and Development Code Rewrite project.

Detailed project descriptions are provided in the following pages.

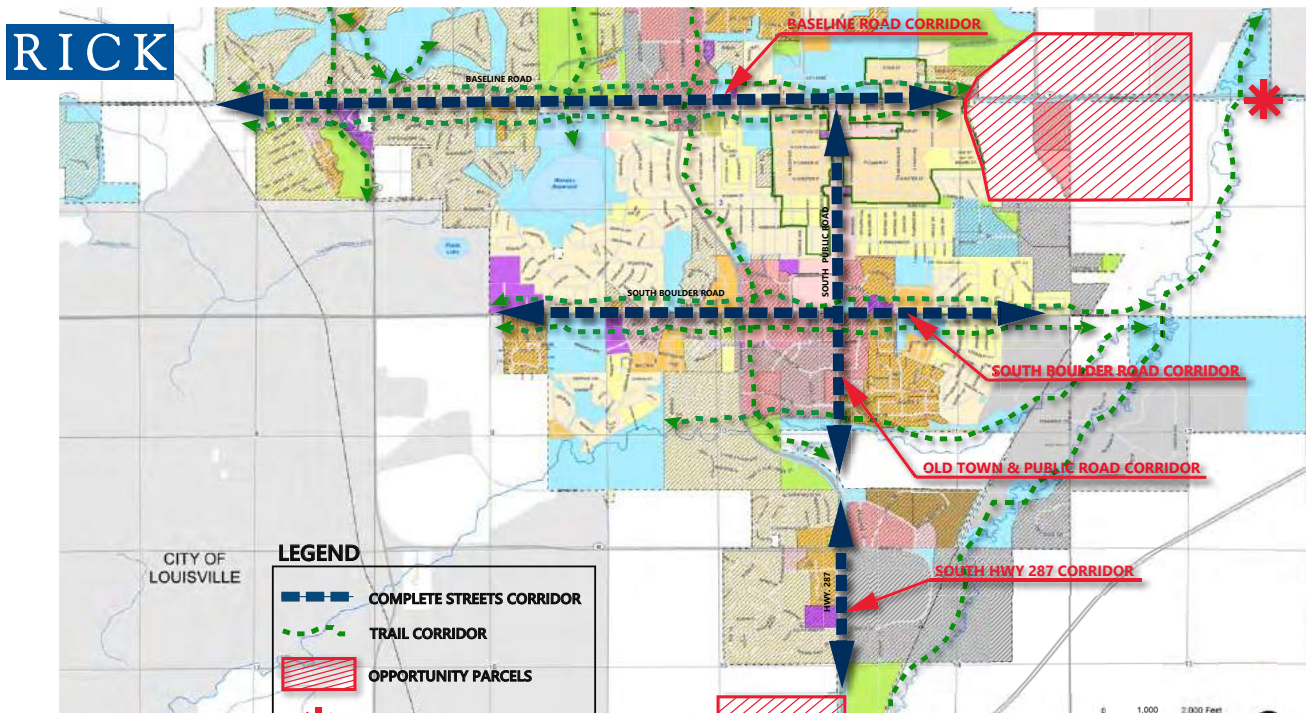
TEAM PROJECTS

	LAND USE PLANNING	COMMUNITY ENGAGEMENT AND PUBLIC INPUT PLANS	ECONOMIC STUDIES	PARK, OPEN SPACE AND TOURISM PLANNING	TRANSPORTATION/ INFRASTRUCTURE PLANNING
Lafayette Comprehensive Plan (RICK, Plan Tools, FHU, Project Vision 21)	x	x	x		x
Elizabeth Comprehensive Plan (RICK, GreenPlay)	x	x	x	x	
Red Rocks Community Plan (RICK)	x	x		x	x
Murrieta General Plan (RICK)	x	x		x	x
Northside Specific Plan (RICK)	x	x	x	x	x
Pauma Tribal Land Use Plan (RICK)	x	x	x	x	x
General Plan Updates, San Diego County (RICK)	x	x			x
Marana Specific Plan (RICK)	x	x			x
Waukee Comprehensive Plan *	x	x	x		
Grain Valley Comprehensive Plan *	x	x	x		
Thornton Health Care District Master Plan *	x		x		
Maplewood Comprehensive Plan *	x		x		
Loveland Comprehensive Plan (FHU)		x			x
Larimer County Transportation Planning (FHU)		x			x
Broomfield Comprehensive Plan (FHU)		x			x
Basalt Parks, Open Space, and Trails Master Plan (GreenPlay)		x		x	
Carbon Valley Parks & Rec Master Plan (GreenPlay)		x		x	
Bennett Comprehensive Plan (Plan Tools)	x	x	x	x	x
Georgetown Master Plan (Plan Tools)	x	x	x	x	x
Platteville Comprehensive Plan Amendments/ Three-Mile Area Plan (Plan Tools)	x	x	x	x	x
Lafayette Parks & Rec Master Plan Update (GreenPlay)		x		x	
Erie Parks, Recreation, Open Space, and Trails Master Plan Update (GreenPlay)		x		x	

* Projects completed by Project Manager, Britt Palmberg, AICP, while with previous firm

RELEVANT PROJECTS

The following section includes project descriptions for RICK and our subconsultant partners. The projects we have presented represent assignments with a similar scope of work to the Johnstown project. We have included detailed information of RICK's current work for Comprehensive Plans in Lafayette and Elizabeth, CO, as well as other similar projects by both RICK and our subconsultants. For your reference, we have also provided additional project summaries for projects that are substantially complete or in progress, with scopes of work very similar to the Town of Johnstown assignment.



LAFAYETTE COMPREHENSIVE PLAN “LEGACY LAFAYETTE” LAFAYETTE, COLORADO

RICK is currently leading the creation of a new Comprehensive Plan (referred to as “Legacy Lafayette”) for Lafayette, Colorado, a community of around 30,000 residents between Boulder and Denver. Lafayette is nearing build-out, and the Comprehensive Plan is focusing in particular on how the community can guide development of older portions of the city and diversify the range of housing available in Lafayette, to ensure that sufficient housing is available for people of all generations and for people of different professions and backgrounds. The Plan effort involves significant public outreach, including a Community Advisory Committee and outreach to various groups and constituencies in Lafayette.

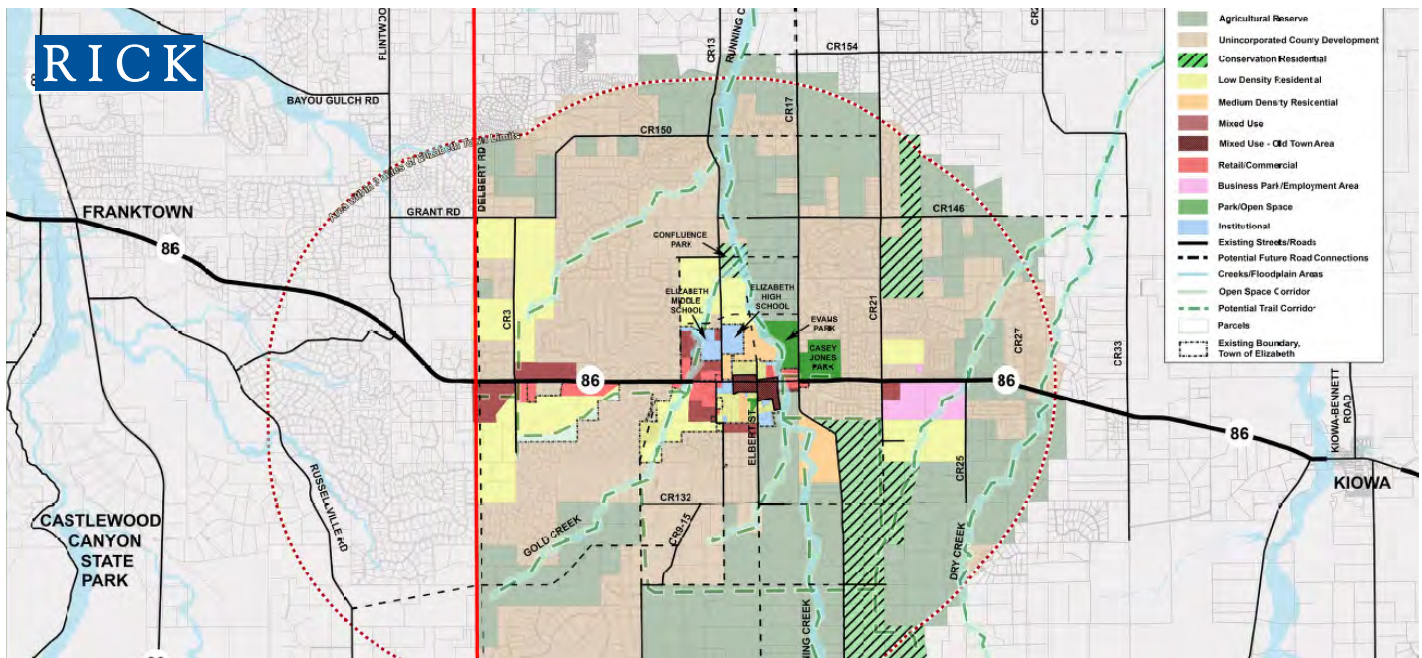
RICK has developed a project website for the effort that includes bi-lingual components (in both English and Spanish) and is conducting outreach to the Latino / Hispanic community in Lafayette throughout the process. The project website includes online discussion forums, online surveys, and the full range of background information and project content. We have conducted outreach at community events and festivals throughout the Lafayette community, in order to go beyond traditional meetings and bring community outreach and public input efforts to the people of Lafayette, where they live, work, and play. The Legacy Lafayette Comprehensive Plan includes economic and housing analysis, fiscal analysis of the Comprehensive Plan, transportation planning, sustainability planning, land use planning, and integration of parks and open space planning concepts. Brian Mooney, FAICP, and Britt Palmberg, AICP, of RICK Community Planning are serving as Principal and Project Manager, respectively, for the Lafayette Comprehensive Plan.

CLIENT

City of Lafayette, CO

KEY COMPONENTS

- » Land Use Planning
- » Housing/Market/Fiscal Analyses
- » Infrastructure Analysis and Planning
- » Community Outreach (including Bi-Lingual Outreach)
- » Project Website
- » Implementation Strategies
- » Urban Design Components, including planning for character districts



ELIZABETH COMPREHENSIVE PLAN

ELIZABETH, COLORADO

RICK is currently working on the creation of a new Comprehensive Plan for Elizabeth, Colorado, a small but rapidly growing town around 40 miles southeast of Denver, in Elbert County, along the Palmer Divide. Elizabeth, with a current population of 1,500 residents, is beginning to feel the effects of growth from the Front Range to the west, with several new housing developments under construction, and the population is expected to grow to at least 10,000 residents over the next twenty years. The Town urgently needs a new Comprehensive Plan to guide the orderly growth of the community, in terms of land use, transportation facilities, economic development, housing, infrastructure, and parks and open space. A key focus of the planning effort involves the creation of future plans for areas within a few miles of Elizabeth that may grow in coming years, but are currently located in unincorporated Elbert County. The plan is also focusing on how to build the economic base of Elizabeth in terms of employment and retail businesses, to help Elizabeth evolve beyond a “bedroom community” orientation.

The Elizabeth Comprehensive Plan includes the creation of a Downtown Plan for the town, historic preservation strategies, and planning for resiliency and hazards. The planning effort involves significant public outreach, including facilitation of a Steering Committee and outreach to various groups and constituencies in Elizabeth. The planning effort also involves coordination meetings with a number of agencies in the area, including ongoing meetings with Elbert and Douglas Counties and CDOT. RICK is leading the overall Comprehensive Plan effort, involving the coordination of efforts with consultants creating a Streets Plan and Utilities Plan for the Town.

CLIENT

Town of Elizabeth, CO

KEY COMPONENTS

- » Land Use Planning
- » Economic Analysis
- » Community Outreach
- » Implementation Strategies
- » Urban Design Components, including planning for Old Town district
- » Resiliency Planning
- » Tourism and Economic Development
- » Historic Preservation
- » Parks and Open Space Plan



MURRIETA GENERAL PLAN UPDATE & DOWNTOWN SPECIFIC PLAN

MURRIETA, CALIFORNIA

RICK is currently working on an update to the General Plan for the City of Murrieta. We are also working on an update to the City's Climate Action Plan and Supplemental Environmental Impact Report (SEIR). During this effort, the RICK Team is working with City staff to promote Murrieta's vision to continue to build upon the great quality of life it currently has as a safe and family-oriented community, with top ranked K-12 schools and recreational amenities. The plan for Murrieta aims to capitalize upon the creation of a new four-year State University campus in the City to establish a regional employment destination for medical and technology companies and to strengthen the City's status as a regional retail center.

RICK recently completed the Downtown Murrieta Specific Plan, covering 350 acres. The Plan was a significant update to a plan developed in 2000 that had limited success in encouraging new development due to restrictive development standards. The plan was developed around a series of Guiding Principles that included the creation of a cultural and government center, an attractive downtown, historic character and pedestrian activity, proactive economic development, sustainable development and open space preservation, mobility choices and attractive residential neighborhoods with diverse housing options. The new Specific Plan divides the Downtown into four distinct neighborhoods with new development standards and design guidelines that encourages a more distinctive and intensive development program. The planning program included an extensive public outreach program with a series of community workshops and pop-up events.

CLIENT

City of Murrieta, CA

AWARDS

2017 IES-APA Merit Award in the Comprehensive Plan, Large Jurisdiction Category

KEY COMPONENTS

- » Public Participation Program
- » General Plan Update
- » Zoning Ordinance Update
- » Environmental Documents



COUNTY OF SAN DIEGO GENERAL PLAN UPDATE

COUNTY OF SAN DIEGO, CA

RICK Community Planning division recently completed an assignment as an extension of staff to complete the planning analysis on 21 property specific requests (PSR's) and study areas involving increases in land use for residential, commercial and industrial uses throughout the County of San Diego, as part of the GPU. The analysis included a constraints and opportunities analysis relating into land use compatibility, biology, geology, slopes, floodplain, visual, transportation and General Plan Policy analysis. The project required RICK staff to work closely with County staff on the interpretation of the analysis and the recommendation to allow the development increases or alternative uses. The work was completed in both a report and graphic format in order to be used in the community planning process to inform of community members of key issues. RICK used a variety of tools for visioning efforts with the community and utilized visualization techniques, including various renderings, to convey the options for the plan components.

CLIENT

County of San Diego, CA



NORTHSIDE SPECIFIC PLAN

RIVERSIDE, CA

RICK led an inter-disciplinary team of consultants to complete an Environmental Baseline Study, Specific Plan and Program EIR for the 1,400-acre Northside Specific Plan for the City of Riverside. The plan focused on the revitalization of an existing golf course owned by the City, incorporation of significant historic resources, and a rethinking of underutilized industrial designated lands and a new master plan for a ranch owned by the Riverside Public Utilities Commission. There was a special focus on creating unique neighborhoods with an interlinked mobility system that utilizes active transportation in association with automobiles. RICK used a variety of tools for visioning efforts with the community and utilized visualization techniques, including various renderings, to convey the options for the plan components.

CLIENT

City of Riverside, CA



RED ROCKS RANCH COMMUNITY PLAN

MORRISON, CO

RICK led the community planning and engineering effort behind the creation of the plan for the Red Rocks Ranch community in Jefferson County. This community plan draws from the community planning principles articulated in Plan Rooney Valley, a plan for the sensitive Rooney Valley area between Morrison and Lakewood, in the shadows of the hogback foothills area. It outlines a plan for a series of open space corridors and community and neighborhood park areas that preserve sensitive riparian areas and connect Red Rocks Ranch to Bear Creek State Park and to additional open space areas in Jefferson County, to the west of C-470. The project carefully preserves view corridors of the foothills and of Bear Creek Lake and provides lands for civic uses for the Town.

CLIENT

Town of Morrison, CO & Ventana Capital

RICK – ECONOMIC ANALYSIS PROJECT EXPERIENCE

As a part of RICK Community Planning, we offer in-house Market and Economic Analysis Services. We help our clients in the public and private sectors to:

- » Identify the market for various types of land uses, over the short term and long term
- » Determine the end users and target markets for a project or a given part of a community
- » Examine strategies for the phasing and financing of developments
- » Provide specialized and more targeted analysis, including Housing analyses and fiscal impact analyses
- » Outline Economic Development strategies for local communities

The best plans, whether for a municipality or for a private development, grow from a solid understanding of demographics, economic factors, and market demands. RICK's Britt Palmberg has completed dozens of economic and market analysis assignments as part of Comprehensive Plans, Neighborhood Plans, district plans, and plans for various private developments. We work with city officials, developers, the community, and planners to craft community plans, and implementation strategies that help achieve project goals. Britt and support staff have led the completion of the Economic Development section for several Comprehensive Plans. His work in various communities has identified innovative strategies to promote Economic Development, such as the creation of business incubators, co-working hubs, or agri-tourism strategies, in small to mid-sized cities. His analysis has also helped communities pinpoint the range of industries and types of companies to pursue as part of their Economic Development strategies. Some examples of projects completed by Britt include:

Lafayette Comprehensive Plan: Britt has completed a market analysis, along with a Housing Study and Fiscal Analysis, as part of the creation of the overall Comprehensive Plan

Lansing Comprehensive Plan: Britt completed a fiscal analysis associated with the Economic Development strategy for this Comprehensive Plan.

Valley Center Community Plan: Britt is providing a comprehensive Market Study and fiscal analysis, in the creation of alternatives and the preferred plan elements for this plan update.

Pauma Tribal Land Use Plan: Britt completed a Housing Analysis and Economic Development strategy as part of this community plan update.

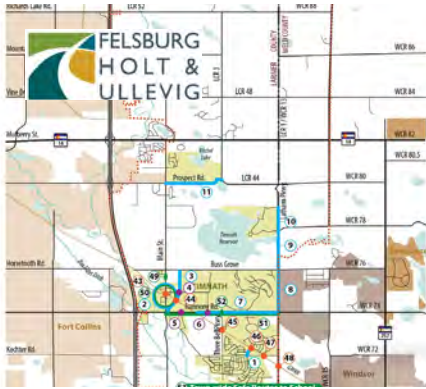
Le Sueur Downtown Plan: Britt developed an economic model to analyze the fiscal impacts of various alternatives for downtown redevelopment.

Wheaton Downtown Plan: Britt developed an economic model to analyze the fiscal impacts of the final Downtown redevelopment strategy, along with a comprehensive market study analyzing all potential land use types.

National Experience: In addition Britt has completed Economic Analysis assignments in the following communities, at RICK and at previous companies.

Aspen, CO	Dakota County, MN	Missoula, MT	St. Francis, MN
Colorado Springs, CO	Eagan, MN	New Richmond, WI	St. Louis, MO
Denver, CO	Excelsior, MN	Northfield, MN	Story County, IA
Englewood, CO	Grain Valley, MO	Oklahoma City, OK	Tucson, AZ
Greeley, CO	Haysville, KS	Pauma Valley, CA	Valley Springs, CA
Thornton, CO	Kansas City, KS	Red Wing, MN	Victoria, MN
Bend, OR	Kansas City, MO	Reno, NV	Waukee, IA
Buffalo, MN	Lansing, KS	Richfield, MN	Wheaton, IL
Calgary, AB, Canada	Le Sueur, MN	Salinas, CA	Wichita, KS
Chanhassen, MN	Leawood, KS	San Diego, CA	Williston, ND
Coeur d'Alene, ID	Lenexa, KS	Santa Fe, NM	Wimberly, TX
Columbia Heights, MN	Maplewood, MN	Saratoga Springs, NY	Yuma, AZ

Representative Economic Analysis Assignments



TIMNATH TRANSPORTATION PLAN

TIMNATH, CO

FHU completed the Timnath Transportation Plan, a plan which provided guidance on how to strategically plan and accommodate the significant growth anticipated by the Town. The primary purpose of updating the transportation plan was to provide the Town with a tool to ensure consistency in the preservation of the required right-of-way and the implementation of transportation improvement projects using multimodal street design standards that meet the specific needs of the Town. The plan addresses all modes of transportation and is intended to accommodate projected growth through 2040. The guidance included in the plan supports staff and policy makers in reviewing development proposals and implementing transportation improvements. The plan also contains guidance on how to strategically fund the prioritized transportation improvements. The process resulted in a clear action plan that includes a list of short-term, mid-term, and long-term projects necessary to realize Timnath's transportation goals.

CLIENT

Town of Timnath, CO



BROOMFIELD COMPREHENSIVE TRANSPORTATION PLAN

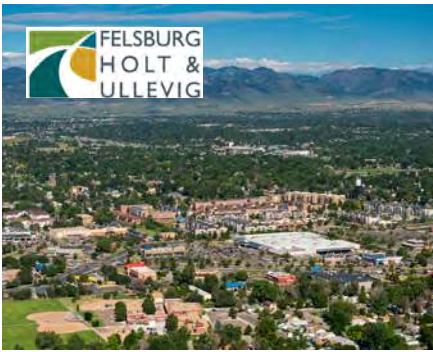
BROOMFIELD, CO

FHU conducted a comprehensive transportation study for the City which has become part of the City's Comprehensive Master Plan. This will serve as a strategic plan to provide guidance in developing strategies for the transportation system in the short-term and over the long-term. It identifies alternatives and options, and provides input regarding the local and the regional implications of each, such that the ramifications can be fully understood.

The study's scope of work included an extensive inventory of the transportation system, an assessment of immediate deficiencies, a projection of long range needs, an identification of a transportation plan, and an implementation program. An extensive public participation program was an integral part of the planning process.

CLIENT

City of Broomfield, CO



ARVADA TRANSPORTATION PLAN

ARVADA, CO

FHU prepared the Arvada Transportation Plan Update in coordination with a Comprehensive Plan Update. A northwest Denver metro area suburb with a population of 106,000, Arvada is responding to two key challenges in shaping its transportation plan. The western, historically rural parts of the City are currently developing with residential and commercial uses and these areas need to be connected to the established central and eastern parts of the City via street, transit and bicycle systems. At a citywide level, FHU used a refined version of DRCOG's regional travel model to develop 2035 travel demand forecasts for major roadway and transit links. In addition, FHU evaluated multi-modal mobility and access needs for each of six opportunity areas in the City.

Transportation goals and policies and modal plans were developed with a multi-tiered stakeholder engagement process in coordination with the comprehensive planning process. Outreach activities included public open houses in various parts of the City and workshops with numerous groups including the City Council, Planning Commission, Transportation Committee, Gold Line Committee, and high school student groups.

CLIENT

City of Arvada, CO



ERIE PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN UPDATE

ERIE, CO

This plan incorporated an extensive inventory and assessment of all Town recreation programs and services, open spaces, trails, and facilities; previous citizens' and parks and recreation survey results; and updated demographics and trends reports for the final Master Plan Update. Recommendations and action plans for future land acquisition and development were identified, and operational, maintenance, and organizational standards for the Parks and Recreation Department were updated.

CLIENT

City of Erie, CO



LAFAYETTE PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN UPDATE

LAFAYETTE, CO

In February 2012, the Parks, Open Space, and Golf Department and the Recreation Department of the City of Lafayette, Colorado received a grant from Great Outdoors Colorado to conduct an objective, city-wide assessment of the needs and desires for the City's Parks, Recreation, Open Space, and Trails (PROST) assets, lands, programs, and services. GreenPlay consultants completed this update which involved an extensive public input process, including development of a MindMixer online engagement site. The team also conducted a detailed component based Level of Service Analysis and conducted a demographics and trends analysis. From these tasks, our team compiled relevant key issues and made realistic, implementable recommendations to address them. GreenPlay was again selected to conduct an update to the PROST plan for the City of Lafayette and recently completed and received City Council approval for the draft of the new plan, in August 2019.

CLIENT

City of Lafayette, CO



WINDSOR PARKS, RECREATION & CULTURE MASTER PLAN

WINDSOR, CO

The Town has a current population of approximately 20,500 residents within a 25 square mile area. It is bordered on the north, south and east by unincorporated Weld County and the Towns of Severance and Johnstown and unincorporated Larimer County /I-25 to the west. The Plan is a resource for the Windsor Parks, Recreation, and Culture Department that through a long range approach provides direction for future decisions regarding development, programming and services of the Department into the next 15 – 20 years. The document is a broad-based visioning document to guide operations and potential expansion of services as the Town of Windsor continues to build out. The document will be responsive to the changing pulses of the community and sets forth a legacy of sustainability for the Windsor Parks, Recreation, and Culture Department.

CLIENT

City of Windsor, CO



BENNETT COMPREHENSIVE PLAN

BENNETT, CO

CLIENT

City of Bennett, CO

Plan Tools worked as part of a multi-disciplinary team to prepare an update to the comprehensive plan for the Town of Bennett, Colorado. The 2015 Town of Bennett Comprehensive Plan expands upon the success of the 2012 Bennett Comprehensive Plan, which was also led by a Plan Tools project team. Bennett is committed to responsible planned development, economic vitality, a program for public service improvements and improving the quality of life for its residents. The purpose of the Town of Bennett Comprehensive Plan is to address the potential for development within Bennett's 91.4 square mile planning area using Smart Growth and Healthy Eating and Active Living principles. The vision of the Bennett Comprehensive Plan is to set the Denver metropolitan area's rural eastern I-70 corridor apart from conventional development, concentrating future development in centers. Rather than a sequential approach to development that consumes available resources as market pressure extends out from the Denver metro-area, planning for concentrated neighborhood and employment centers offers a sustainable approach for land development that is responsive to recent market trends.

The 2015 Town of Bennett Comprehensive Plan is structured around a Preferred Scenario that serves as the heart of the plan, and eight plan themes: Neighborhoods, Employment, Open Lands, Transportation, Services and Infrastructure, Community Health, Annexation, and Intergovernmental Relations. In recognition of its innovation, the Town of Bennett's Comprehensive Plan was a finalist for DRCOG's LIVE, WORK, PLAY award.



GEORGETOWN COMPREHENSIVE PLAN

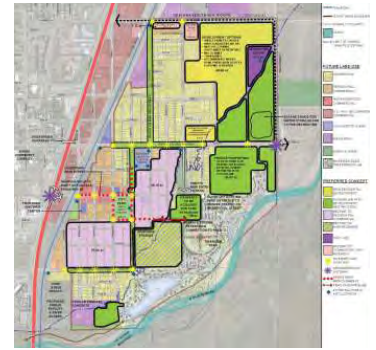
GEORGETOWN, CO

CLIENT

City of Georgetown, CO

In 2016, Plan Tools was retained to assist the Town of Georgetown with a Comprehensive Plan update. The plan built upon the Town's 2000 Comprehensive Plan and responded to a series of key issues and goals identified by the citizens of the community and the Town Staff. The plan provides clear direction, time frames and potential funding partners to assist in the implementation of the goals in the future. The document was also developed to serve as the foundation for land development regulations and capital improvement programming.

Plan Tools and its team structured the colorful, "user friendly" 40 page document around three major sections, tied to key elements of the plan.



EVANS RIVERSIDE MASTER PLAN

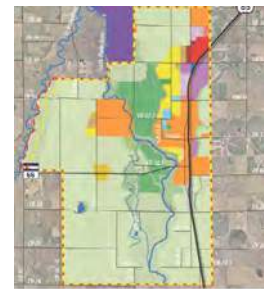
EVANS, CO

Plan Tools teamed with Matrix Design Group and Ricker Cunningham to prepare a neighborhood plan for the City of Evans, Colorado. In September 2013, torrential rains led to massive flooding of numerous rivers in northern Colorado, including the South Platte River. In Evans, the devastating floods resulted in the loss of over 200 homes and destruction of a regional park, roads, and other public infrastructure and private property within the historic Evans Riverside neighborhood. The flood recovery effort led to an opportunity to create a plan for the Evans Riverside neighborhood that preserves its historic character yet targets areas for reinvestment. The principal objective: provide a vision for redevelopment that focuses available resources on building resiliency through improved land use and community design.

A citizen task force guided the planning effort. Over 300 responses to a community survey shaped the project goals, which include: retention of neighborhood character, enhanced recreation opportunities, and reestablishment of the historic downtown commercial district. Three plan alternatives were prepared and a preferred concept selected. The Preferred Concept serves as the heart of the Evans Riverside Master Plan.

CLIENT

City of Evans, CO



PLATTEVILLE COMPREHENSIVE PLAN AMENDMENTS/ THREE-MILE AREA PLAN

PLATTEVILLE, CO

Plan Tools led a consultant team to amend Platteville's comprehensive plan. The amendments also resulted in the creation of a separate document, the Platteville Three-Mile Area Annexation Plan. Amendments to Platteville's Urban Growth Area boundaries were needed to bring the Town into closer compliance with adopted intergovernmental agreements with neighboring towns. Amending the Urban Growth Area boundaries also required amendments to several sections of the Platteville Comprehensive Plan, and numerous associated maps. Map revisions include expansion of the Urban Growth Area boundary and Town limits, feature additions within the new Urban Growth Area boundary, updates to map legends, and formatting for consistency.

Creating the Three-Mile Area Plan as a separate document also required associated amendments to several sections of the Platteville Comprehensive Plan, inclusive of text and maps. The new Town of Platteville Three-Mile Area Plan is a two-sided document, with a map on one side and descriptive text on the reverse.

CLIENT

City of Platteville, CO

SECTION 7

CLAIMS &
LEGAL ACTION

RICK is in solid financial standing, with a strong Dun & Bradstreet rating. We have no litigation, mediation, arbitration, or claims resulting from any public agency project. For developer projects, we have a single case pending, where we were uninvolved, but all team members were named.

CASE	PROJECT OWNER	BASIS OF CLAIM	RESOLUTION
City of San Diego v. Black Mountain Ranch	Black Mountain Ranch	Bicycle Accident	Pending



RICK

RICK ENGINEERING COMPANY

5690 WEBSTER STREET, ARVADA, CO 80112
303.537.8029 | WWW.RICKENGINEERING.COM

PROJECT SCHEDULE

The following is our proposed project schedule broken down by tasks, as organized by our Work Plan. Our schedule assumes a Notice to Proceed (NTP) in January, with the Community Assessment completed by mid-March of 2020, followed by an initial Community Workshop to introduce the project and conduct Visioning for the community. A set of alternatives and approaches for the Comprehensive Plan Update will be developed in April and May, and the second Community Workshop (to review various alternatives) will take place in May, 2020. The Preferred Plan will be developed during the summer of 2020. The third Community Workshop will take place in August, 2020, with work to complete and adopt the Final Version of the plan by the end of December, 2020. This schedule can be shortened in select areas to accommodate project needs, if necessary.

	2020											
TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1: Project Kick-Off and Initiation												
2: Community Engagement												
3: Community Assessment												
4: Round One Community Workshop (Introduction and Visioning)												
5: Preparation of Conceptual Alternatives and Approaches												
6: Round Two Community Workshop (Review of Key Alternatives)												
7: Creation of Preferred Plan												
8: Round Three Community Workshop (Review of Preferred Plan)												
9: Draft Version of Comprehensive Plan												
10: Finalizing the Comprehensive Plan Document												
Steering Committee Meetings	★		★		★			★		★	★	
Stakeholder Meetings		★	★		★	★		★	★			
Worksessions with Town Council and Planning Commission				★		★				★	★	

SECTION 5 | FEE PROPOSAL

COST PROPOSAL

LABOR BY TASK		
PART 1: COMPREHENSIVE PLAN UPDATE		
TASK 1	Project Kick-Off and Initiation	\$3,300
TASK 2	Community Engagement	
	Outreach Materials, Coordination	\$6,500
	Online Mapping Tool	\$4,000
	Stakeholder Meetings & Steering Committee Meetings	\$7,250
	1st & 2nd Worksessions with Planning Commission & Town Council	\$3,550
	Community Events and "Pop-Up" Activities	\$3,950
TASK 3	Community Assessment	
	Review of Existing Plans	\$3,950
	Economic, Housing, and Demographic Analysis	\$5,800
	Parks, Open Space, & Tourism Analysis	\$4,450
	Existing Transportation Conditions & Opportunities	\$2,950
	Opportunities & Constraints Analysis	\$3,250
	Existing Conditions Analyses & Base Maps	\$5,800
TASK 4	Round One Community Workshop	\$13,800
TASK 5	Creation of Conceptual Alternatives and Approaches	\$12,850
TASK 6	Round Two Community Workshop: Review of Key Alternatives	\$12,500
TASK 7	Creation of Preferred Plan	
	Creation of Preferred Concepts	\$11,260
	Fiscal Analysis of Preferred Plan	\$1,920
	Creation of Draft Implementation Strategies	\$5,770
	Evaluation of Corridors & Sub-Areas for Future Planning	\$3,440
TASK 8	Round Three Community Workshop	\$11,700
TASK 9	Draft Version of Comprehensive Plan	\$12,750
TASK 10	Finalizing the Comprehensive Plan Document	\$6,200
	SUBTOTAL LABOR, PART 1	\$146,940
REIMBURSABLE EXPENSES		
	Mileage	\$1,250
	Printing & Plotting	\$1,250
	Food & Supplies for Community Meetings	\$325
	SUBTOTAL REIMBURSABLE EXPENSES	\$2,825
	TOTAL PROJECT COST	\$149,765

HOURLY RATE SCHEDULE

INDIVIDUAL	ROLE	COMPANY	HOURLY RATE
BRIAN MOONEY	Principal in Charge, QA / QC	RICK	\$200
ROB FITCH	Infrastructure Planning	RICK	\$175
BRITT PALMBERG	Project Manager	RICK	\$160
KIM NELSON	Community Engagement, Planning Support	RICK	\$125
MIMI MORISAKI	Community Engagement, Planning Support	RICK	\$105
KEATH FLINT	Graphics Support	RICK	\$95
HANNAH WONG	Planning Support & GIS	RICK	\$90
FRANCISCO MIRAVAL	Bi-Lingual Community Engagement	Project Vision 21	\$100
TERESA PEMBROOKE	Parks, Open Space, Tourism Planning	GreenPlay	\$150
KERI KONOLD	Parks, Open Space, Tourism Planning	GreenPlay	\$150
JENNY YOUNG	Transportation Planning	FHU	\$200
KELLY LEADBETTER	Transportation Planning	FHU	\$125



Response to Request for
Proposals for:

Comprehensive Plan Update & Development Code Rewrite

Submitted to:
Kim Meyer, Director
Planning & Development
Town of Johnstown
450 South Parish Ave.
Johnstown, Colorado 80534

Submitted by:
Sanderson Stewart
3270 Blake St., Ste. 120
Denver, Colorado 80205

in conjunction with
Fairfield and Woods, P.C.
1801 California St., Ste. 2600
Denver, Colorado 80202

September 30, 2019



TOWN OF JOHNSTOWN



Comprehensive Plan Update & Development Code Rewrite



PROPOSAL

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September 30, 2019

Kim Meyer, Director
Planning and Development
Town of Johnstown, Colorado
450 South Parish Avenue
Johnstown, Colorado 80534

Reference: Response to RFP for Comprehensive Plan Update and Development Code Rewrite

Dear Ms. Meyer:

Johnstown is literally and figuratively at multiple crossroads. Like many small towns in the path of explosive regional growth, it struggles to maintain its essential character and lifestyle in a turbulent and fast-changing environment. In its attempt to manage the forces of change, the Town uses the available tools—principally the planned unit development process—to shape development on a case-by-case basis. But too often the outcomes of approaches that simply react to the pressure of the real estate market are less than optimal. Proactive policy and regulations are needed.

As Abraham Lincoln once put it,
“The best way to predict your future is to create it.”

Sanderson Stewart and our team-mate Fairfield and Woods, P.C. bring a combined 135 years of success in helping public and private-sector clients make plans and put those plans into action. Our team is collaborative, passionate, and imaginative. We believe in the power of thoughtful and carefully crafted plans and implementing regulations to leverage and shape private investments in a manner that creates the types of opportunities and environments that communities want. Whether we’re working for the public sector or the private sector, we help our clients articulate and implement bold visions for the future.

Since we work in both the public and private sectors, we use plans and development codes every day. Consequently, our perspectives are shaped by not only our planning and plan implementation experience, but also our experience taking individual applications through approval processes. We know “the good, the bad, and the ugly” of development codes throughout the region, and can offer valuable insight into the likely response of the private market to various plan implementation options.

We hope that the enclosed proposal is favorably received. If you have any questions about our proposal, please contact me at any time at 303.263.4370 or kbarton@sandersonstewart.com.

Sincerely,



Karl Barton, AICP
Project Manager | Senior Land Planner

Sanderson Stewart delivers innovative solutions and creates positive outcomes with its focus on dedicated customer service, interdisciplinary collaboration, and comprehensive implementation. We approach every project with a multidisciplinary method we call "Complete Design." This holistic approach produces improved results compared to that which any individual planning, design, landscape architecture, or engineering discipline can develop alone.

QUALIFICATIONS STATEMENT

A. Who We Are

SANDERSON STEWART

From its beginning in a garage in 1969, Sanderson Stewart has followed one core purpose “To Plan and Design Enduring Communities.” Out of that core purpose, Sanderson Stewart has grown into a well-respected full-service community design firm, offering services to public and private-sector entities in the Rocky Mountain region in the fields of community planning, landscape architecture and placemaking, land development and finance, infrastructure and utilities engineering, stormwater management and control, traffic engineering, surveying and mapping, and branding. In all of these areas, we are at our best when we engage with the client community, identify issues, and collaborate.



Fairfield and Woods, P.C. is a 46-attorney, Colorado-based, and Colorado-focused law firm that has represented public, private, and non-profit sector clients for 85 years. The firm provides a full range of services in the areas of local government law and public policy, land use and zoning, legislative drafting, real estate, utility law, eminent domain, construction, employment, public and private financing, litigation, corporate law, tax, housing, securities, insurance, water, environmental law, and more. The firm’s attorneys

are all Colorado-licensed, so it brings the added value of combining practical code reform work with the ability to provide legal advice—a service that traditional planning and design firms cannot offer. Fairfield and Woods’ principal office is located at 1801 California Street, Suite 2600, in downtown Denver.

The Town of Johnstown comprehensive plan update is proposed to be led by Sanderson Stewart’s Placemaking Studio. The Studio consists of Urban Designers, Land Planners, Landscape Architects, and Multi-Modal Transportation Engineers, collectively applying a design-thinking approach to first understand the “Why?” of the project. With this purpose in mind, the team can think beyond what is and envision what can be. This understanding allows the team to reveal opportunities and innovative solutions that are often overlooked in a standard planning approach—and then create something extraordinary.

As Johnstown evolves from the community it was at the time of the 2006 comprehensive plan, it does so in an environment (economic, demographic, and natural) that is also changing. Placemaking, a multi-faceted approach to the planning, design and management of cities and towns, including both the public and private realms, provides a way for the community to take the next step and ensure that the next wave of growth builds towards a complete, connected, and cohesive Town. Where the downtown can assert its rightful place as the center and residential and commercial development can relate to each other spatially in a meaningful and legible way.

Sanderson Stewart, along with Fairfield & Woods, P.C., will apply our Complete Design approach and a placemaking lens to the comprehensive plan and code rewrite, in order to make the most of the continued growth of the Town.

B. Project Roles

1. Generally

The professionals assigned to this team bring decades of experience—and demonstrable success—in helping communities articulate a vision, set goals and measurable outcomes, and then translate the policies and objectives reflected in the plans into new or revised land development codes. In order to optimize project resources, the Comprehensive Plan project will be led by Sanderson Stewart’s Placemaking Studio, and the Development Code Rewrite will be led by Fairfield and Woods, P.C. Sanderson Stewart will provide the principal point of administrative contact for the Town with respect to contract administration and billing throughout the project. Full resumes of all team members are in the Appendix to this response.

2. Sanderson Stewart



John Tufte, PE
Principal-in-Charge

John is a Principal and the Colorado Region Manager in the firm’s Fort Collins office. John’s expertise includes infrastructure design, due diligence investigations, master planning and value engineering, commercial site development, municipal infrastructure design, residential site development, GIS, owner’s representation, sustainable and low impact designs, stormwater management and more. John has extensive experience working on development in Johnstown. He will provide staff and project oversight, as well as assist in infrastructure assessments, cost estimates, and coordination with capital improvements planning.



Karl Barton, AICP
Project Manager

Karl joined Sanderson Stewart in 2017 as Senior Planner in the Placemaking Studio. Since 2007, he has worked as an urban planner, leading projects such as corridor, comprehensive, and transportation plans, design guidelines, entitlement project management, and creating development code. Karl managed the creation of the City of Loveland’s most recent comprehensive plan, Create Loveland, including managing the plan drafting, scope, schedule, budget, and consultant coordination. In that capacity, he led a multi-disciplinary team focused on breaking down the barriers between planning, engineering, finance and economic development to implement City strategies and capital expenditures related to major transportation corridors. Karl presented on the use of metrics and indicators in comprehensive plans to measure progress towards community goals, and the inclusion of considerations regarding the impacts on public health of how a city is planned, designed, built, and operated. Karl will be the principal draftsman for the plan, will provide GIS mapping, analysis, and graphics, and lead public outreach and input. Karl will lead the project team and be the primary contact for the Town on the plan update.

While working with the City of Loveland, Karl managed multiple projects that involved cooperating with the Town of Johnstown staff related to growth management and intergovernmental cooperation where the two community's Growth Management Areas ("GMAs") overlapped. These projects included joint comprehensive plan and GMA boundary amendments and an intergovernmental agreement establishing an area where the two communities would consult with each other on annexation requests. These projects included public meetings that with affected property owners that were jointly hosted by Loveland and Johnstown. With these projects, Karl gained a significant understanding of the issues related to Johnstown's GMA.



Lauren Waterton, AICP
Senior Land Planner

As leader of our Placemaking Studio, Lauren will be responsible for coordinating the multidisciplinary team and assisting with the public outreach, analysis and plan development. She is a certified land planner with over 20 years of experience in public and private sector planning. Lauren has worked with numerous public and private sector entities to create master plans, evaluate development proposals and land suitability, and create action plans to move projects forward. She draws from the full range of land planning consulting practice areas in addressing site feasibility, regulatory compliance, concept planning and project implementation. Lauren's experience is in developing plans based on collaboration with interdisciplinary teams of design professionals and facilitating public processes that are focused on implementation.



Eären Hummel, PLA, ASLA
Senior Landscape Architect

Eären Hummel is a landscape architect with more than 20 years of design, planning and historic preservation experience throughout the United States. Eären specializes in historic landscape preservation, land planning, and sustainable design projects. She is experienced in the design and planning of public parks and recreation facilities, design guidelines, master planning, and urban revitalization projects. She was a team member and project manager on the 2006 Johnstown Area Comprehensive Plan, the 2007 Downtown Johnstown Improvements Master Plan, and the 2009 Johnstown Downtown Design Guidelines. In addition, she served as an on-call specialist for plan review for the Town of Johnstown. She will be providing graphics, assisting with public outreach, and evaluation of historic and cultural resources and parks and recreation.



D.J. Clark, PE, PTOE
Senior Transportation Engineer

D.J. is an Associate and Manager of the firm's Community Transportation Studio. He serves as project manager for the majority of the firm's traffic and safety engineering projects. He is also responsible for the oversight and coordination of traffic engineering tasks across all project and client disciplines, as well as quality assurance/quality control for traffic engineering deliverables. D.J. has extensive pre- and post-professional training in the specialty areas of geometric design, traffic operations analysis, traffic impact assessment and construction traffic control design, as well as project management experience on numerous projects transportation planning, Intelligent Transportation Systems ("ITS") and roundabout components. D.J. also previously served as an officer in the Montana Chapter and for the Intermountain Section of the Institute of Traffic Engineers ("ITE"), and he is currently serving on the ITE committee to develop an updated Multi-modal Traffic Impact Assessment recommended practices document. DJ will be evaluating transportation infrastructure and assisting with capital planning estimates.



Charles Sonnier, PE, CFM
Senior Engineer - Floodplain Expertise

Charles is a Senior Engineer and Project Manager located in the firm's Fort Collins office. Charles has provided project management services related to the design and permitting of single family/multi-family residential developments, commercial sites, industrial facilities and oil and gas pads. He also has experience with floodplain analysis, navigating the FEMA process and irrigation ditch review. He is the review engineer for the Reorganized Farmer's Ditch Company ("RFDC") in Loveland and Johnstown. Charles' project work in the Johnstown area includes assisting with floodplain review for the Town of Milliken and floodplain permitting through the Counties of Weld and Adams. Charles will be assisting with matters related to open space, floodplains, hazards, water, and conservation.



Kari Andren
Marketing Specialist

Kari is an Associate on the Leadership Team, working closely with the Board of Directors to implement numerous marketing processes and campaigns which promote the Sanderson Stewart brand. She also leads the firm's Branding Group, which provides graphic design and marketing services for a wide variety of clients, including municipalities like Johnstown. Services include brand development and promotion, website design and implementation, marketing plans and materials design, concept graphics, and three-dimensional modeling. Kari's role on this project will be to lend her marketing expertise to the marketing strategy portion of the Comprehensive Plan. Kari will also be available to develop any other graphics or marketing materials for public outreach events.

3. Fairfield and Woods, P.C.



Todd Messenger, Esq.

Code Project Manager and Principal Draftsperson

Todd Messenger brings nearly two decades of experience, both creating comprehensive and special area plans and putting them into action through (among other things) regulatory reform. Among dozens of plan implementation projects across 12 states, Todd was the project manager and principal draftsperson for the award-winning Centennial Land Development Code, the recently adopted Loveland Unified Development Code, the Durango Land Use and Development Code, the Alamosa Unified Development Code, and the Central City Land Development Code. Todd has also assisted a number of municipalities with sign code reform in the wake of the *Reed v. Gilbert* case, which changed the game for sign regulation and put more than 90 percent of Colorado sign codes at risk for constitutional attack. When Todd is not working with local governments to implement their plans through new or revised code, he is working with private and civic-sector entities on land use entitlements, real estate transactions, and land use and constitutional litigation.

Todd's success in regulatory updates is rooted in the diversity and depth of his practice:

- Todd understands how to identify, articulate, and implement community objectives through both plans and codes. In addition to his experience with code drafting, he is the principal author of several award-winning plans, including Tangipahoa Parish, Louisiana (comprehensive plan); Oviedo, Florida (downtown master plan); and Bradenton, Florida (corridor revitalization plan).
- As counsel to private developers, Todd frequently engages in regulatory due diligence, carefully evaluating the “fit” between proposed development and local regulations. Accordingly, he understands the practical implications of the language and organization of code, and the importance of structuring code to avoid the “gotcha” scenario—the case in which a pertinent code provision is discovered late in the development review process.
- Todd's involvement in land use litigation, continuing legal education, and code drafting provides a deep and multifaceted understanding of the legal framework (and the legal risks) of land development regulation.

As a representative of public, private, and civic sector clients in a wide variety of contexts, Mr. Messenger understands the interests, perspectives, and vocabularies of the various participants in the land use process. Accordingly, he is able to help communities identify and articulate their shared values with respect to the land use (and the process for land use approvals)—and then to ensure that those shared values shape the updated code.

C. Organizational Chart



John Tufte, PE

Principal-in-Charge
Project Oversight, Infrastructure Assessment,
Capital Improvements Planning Coordination

CORE PROJECT TEAM



Karl Barton, AICP

Plan Project Manager
Plan Project Team Lead, Plan Development,
Public Outreach, Primary Contact



Todd Messenger, Esq.

Code Project Manager
Strategic Advisor (Implementation),
Code Project Team Lead, Code Bridge,
Code Development, Public Outreach,
Legal Review



Lauren Waterton, AICP

Senior Land Planner
Public Outreach Assistance,
Analysis, Plan Development

PROJECT SUPPORT TEAM



Eären Hummel, PLA, ASLA

Senior Landscape Architect
Graphics, Public Outreach,
Historic & Cultural Resources Evaluation



D.J. Clark, PE, PTOE

Senior Transportation Engineer
Traffic Engineering Operations & Analysis



Charles Sonnier, PE, CFM

Senior Engineer
Floodplain Analysis



Kari Andren

Marketing Specialist
Marketing Materials, Graphics

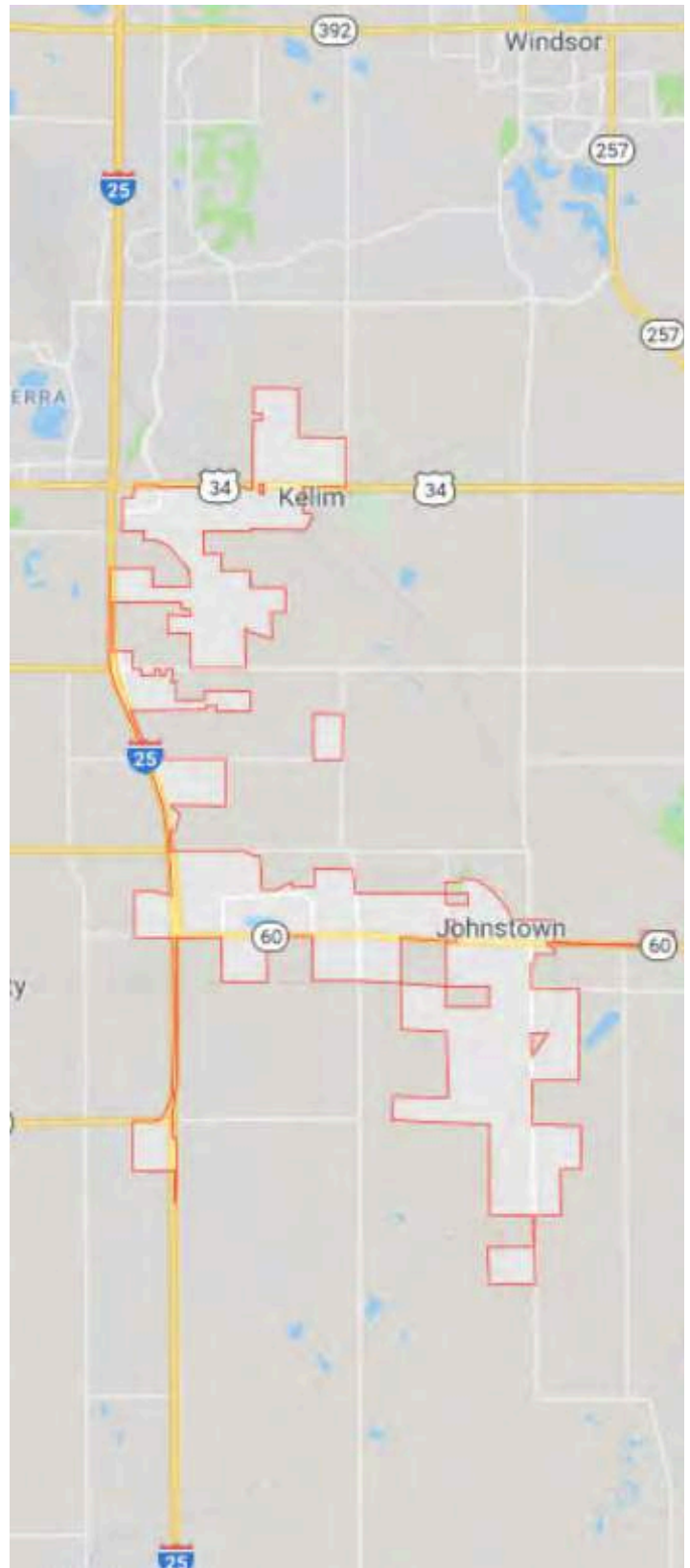
PROJECT UNDERSTANDING

A. Generally

The Town of Johnstown is about 13.5 square miles in area, located in Weld and Larimer Counties. It is located along (and generally to the East of) the fast-growing I-25 corridor between Denver and Fort Collins. Johnstown's land area is a poor proxy for its reach. That is, a rectangle drawn around the Town's current boundaries would encompass nearly 60 square miles (from North to South, the Town spans almost 10 miles, and from East to West, the Town spans about six miles). Consequently, developed areas of the Town are separated by large areas of unincorporated agricultural land, including several large "enclaves."

Not surprisingly, new development areas in the Town are zoned planned unit development ("PUD") as they are annexed and planned for new development, often at large scales (e.g., "2534"). From a planning and regulatory standpoint, that means that the Town is implementing a number of different zoning codes, as each PUD essentially sets out its own regulatory program. As the RFP notes, only the traditional, older parts of the Town are still zoned in a "Euclidean" form.

We think that based on the geometry of the Town, the explosive regional growth along the I-25 and U.S. 34 corridors, and the desire of the Town to maintain a "small-town feel," the planning and regulatory approach (especially including the growth management area / three-mile area plan) will have to provide the strategies and tools for connecting tradition to growth and change, community to region, and quiet suburban, estate, and rural lifestyles to vibrant retail, entertainment, and employment centers—without compromising the elements of these environments that are most valued by Town residents.



Johnstown became a home-rule municipality in 2006, when its first charter was overwhelmingly approved by the electorate. That means that the Town has the legal authority to chart its own course.

B. Comprehensive Plan

The Town's current Comprehensive Plan was last updated in 2006. Located at the edge of Northern Colorado's largest cities, with extensive transportation access and available land, Johnstown is likely to continue to grow faster than the region as a whole. The comprehensive plan update will help the community to use the energy and resources of the real estate market to deliver the types of places and amenities that reflect the community's shared values and objectives.

We see the following as key considerations for the Comprehensive Plan update process:

1. **Build Upon Previous Planning Efforts.**

The comprehensive plan update will build upon the previous documents, including the previous comprehensive plan and parks and transportation plan, as well as the ongoing sanitary sewer study in the western part of the GMA. We will also consider the plans of and IGAs with adjacent communities. We can integrate recommendations and implementation from those plans, create consistency with or transitions from previous plans as appropriate, and articulate the relationships and links between the smaller focus areas, the Town as a whole, and the larger region.

2. **Provide Creative Public Engagement.**

The combination of the plan update and development code rewrite presents a unique opportunity to discuss with stakeholders both the policy and the tools available to implement the policy within the same process. We plan to use a public outreach process that capitalizes on that opportunity. To meet the goals of this project, an iterative public process will be needed. Not only does this process identify a common vocabulary and shared community values and goals, but also creates a sense of ownership of the documents by members of the community. A public outreach plan will be created in

collaboration with the Town to lay out strategic and tactical goals, activities, and responsibilities for the project. Since projects like these are often dynamic, this plan will be flexible and may be updated to include specific meetings, venues, online activities, and other information as needed.

3. *Articulate A Vision That Reflects Shared Community Values / Create a Meaningful Plan that Advances the Vision.* Our process is thoughtfully designed to address the goals of the project as outlined in the RFP. Throughout the planning process, we will apply our substantive and procedural experience to bring the best practices and innovative solutions to the Town, and help the Town select and calibrate planning approaches in collaboration with the community. Our focus is to create a plan that successfully achieves these goals:

- Provide effective and efficient public engagement that shapes and gives meaning to the plan;
- Articulate a vision based on identified, shared community values and priorities;
- Create an accessible and flexible framework for policy, regulations, and strategies;
- Create an implementation framework, including performance measures, indicators, and cost estimates that are adaptable to changing conditions; and
- Achieve measurable results based on community priorities

C. Development Code

Chapters 15, 16, and 17 of the Johnstown Municipal Code are the key development codes. Even in the absence of a comprehensive plan update, the codes appear outmoded, and, in the case of Chapters 16 and 17, hopelessly disorganized. As we understand it, the Town intends to scrap the current codes and start over again with a unified code that merges the content areas of the three Chapters into a single Chapter, and incorporates materials from related design guideline

documents. Todd and Karl recently helped the City of Loveland complete a comparable (and successful) revision and consolidation of its development codes.

As to regulatory reform and plan implementation, our general approach follows five proven principles:

1. Principle #1: Understand the Context.

Writing good code requires not only a technical understanding of the planning objectives and legal context of the community, but also an understanding of how the community functions, both politically and economically. Diverse and representative inputs are key, and the community must be engaged with an open mind.

2. Principle #2: Develop and Use a Shared Vocabulary.

Although zoning regulations require a certain degree of technical and legal language to be effective, they must also be accessible, well-organized, internally consistent, and written in the vocabulary of the community. That means that the way people utilize the code and the shared vocabulary people use with respect to land development must also be identified during the process.

3. Principle #3: Use the Power of the Market to Create Value.

Regulators and code drafters should have an understanding of the impacts of their regulations on the market, and conversely (within evolving constitutional boundaries) they should use the power of the market to shape community character and deliver community benefits. This understanding is best developed through a diverse practice that involves representation of public, private, and civic interests in matters involving real estate transactions, development, land use, and constitutional law.

4. Principle #4: Use the Right Tool for the Job—and Use it Correctly.

There are identifiable fads and movements in planning and land development regulation (Euclidean zoning, conditional zoning, planned unit development, performance zoning, form-based codes, “smart codes,” “hybrid” codes, and so on), but despite the hype they sometimes generate, none has provided an effective, universal “pre-packaged”

On the one hand, plans are relatively broad policy documents. For example, during a plan process, the Town may create a narrative about what a “small-town feel” means to the Town’s residents, in terms of built form, natural areas, agriculture, land uses, scale, and personal relationships. On the other hand, development codes are enforceable rules. For example, during the code process, the Town would translate the qualitative information from the plan into quantitative or qualitative standards, tables, and illustrations.

The Sanderson Stewart / Fairfield and Woods team is adept at helping to identify which community preferences are worth regulating, which tools will be used to regulate them, and how those tools will be organized and calibrated. While the plan and the code projects are separate in terms of their content, they are closely related in terms of the approach. Each informs the other.

That is, plans should be drafted with implementation in mind. They should set out bold visions, but realistic and practical pathways to achieve those visions. Likewise, the code should be drafted with plan implementation as the principal purpose. Each choice made during drafting should be guided by the policies and objectives of the plan. As such, the project team proposes to maintain continuity throughout the project in terms of staffing and committee involvement, although the relative levels of involvement among the project team members will shift as the work transitions from plan to code.

solution to land use problems. Instead, there are simply a growing number of “tools” or “approaches” to draw from. In short, in zoning (as in all other fields), problems ought to be identified and articulated before solutions are crafted.

5. Principle #5: Work Very Hard, and Leverage the Expertise and Experience of Client Staff.

Finally, the corollary to principles #1-4, above, is that there is still no substitute for creative, critical, and collaborative thinking—and hard work.

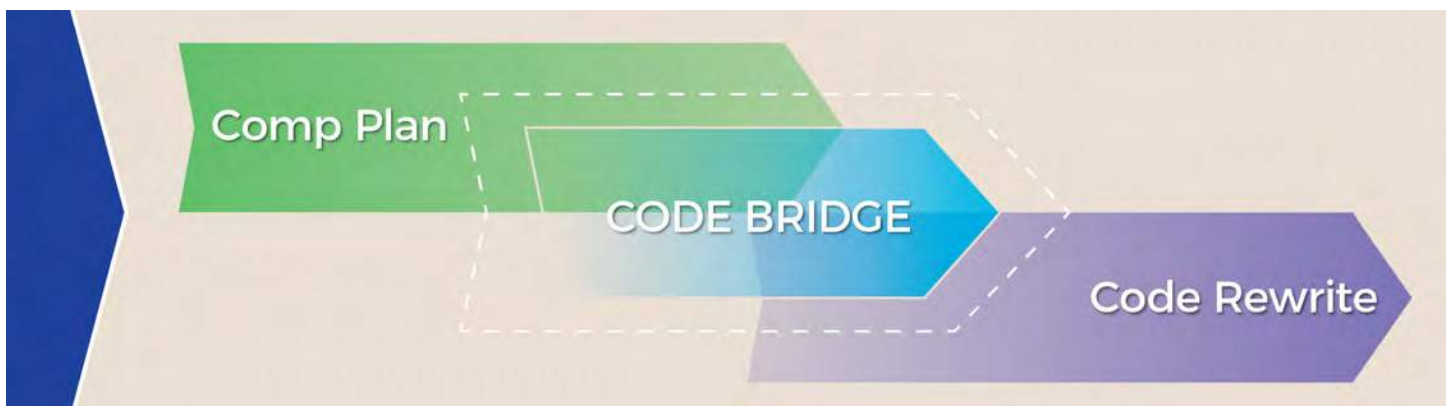
WORK PLAN

A. Generally

Sanderson Stewart creates plans with implementation in mind. This means that we will work closely with the Town to learn about the Town's land use decision-making, prioritizing, and capital planning processes to make sure that the comprehensive plan and development code use these existing systems to the extent they are effective, or build upon or depart from them as appropriate. Successful implementation is not just a matter of elaborate tools but of creating plan champions and partnerships with consensus on a resonant and realistic vision that ensure the momentum is maintained. We operate under the premise that these champions and partnerships are built during the planning process. Our focus is to update the comprehensive plan and rewrite the development code that successfully achieve these goals:

- Understand and articulate the existing conditions and the trends that will shape them into the future;
- Recognizes that the Town and its three-mile area's physical environments are very diverse, and that different areas likely have different priorities;
- Engage the community in an outreach and feedback effort that captures the depth, breadth, and diversity of perspectives, finds consensus, and creates an actionable community vision-based plan centered on priority growth and development topics;
- Identify the central vision, and articulate strategic goals and tactical policies related to land use, growth, development, capital planning, and implementation (including code reform);
- Seize the opportunity created by the combined plan and code projects to achieve seamless and effective policy direction and plan implementation; and
- Provide an attractive, substantive, and effective document that the Town will use, and that its residents can be proud of.

Sanderson Stewart and Fairfield and Woods will be working together seamlessly throughout both facets of the project. While Sanderson Stewart will take the lead on the comprehensive plan and Todd Messenger of Fairfield and Woods will take the lead on the development code rewrite, both teams will be involved throughout. Phase 7, the "Code Bridge" is where the policy work of the comprehensive planning project is transitioned to the detailed regulatory work of the development code rewrite. The team will begin to build the "Code Bridge" before the comprehensive plan is finished. At key junctures, such as the Public Outreach process, the two components of the project will be managed so as to appear seamless to the public.



B. Phases and Tasks

DELIVERABLES

- Project Kickoff Meeting Agenda and Post Meeting Notes
- Project Coordination Plan

PHASE 1: Focus (Kick-Off and Initial Coordination)

The following tasks will be undertaken to begin the process of collaboration among the Project Team, the Town, and local residents to ensure that expectations and needs are managed and met.

Tasks:

Task 1.1 Project Steering Committee. The team supports the Town's proposal to utilize a Steering Committee in the plan and code process. Sanderson Stewart and Fairfield and Woods have used comparable processes successfully in previous projects, and will work with Town staff to select the participants. The Steering Committee should represent a broad range of interests to reflect the greater community. It will provide advice, guidance, and oversight to the Project Team and, if practical based on the Steering Committee's composition and experience, take a deep dive into the material to ensure that it is technically appropriate for the Town's circumstances.

Task 1.2 Project Kick-Off Meeting. A first task of the project will be to have a Project Kick-Off Meeting with Town Staff, the Steering Committee, and key officials, which will serve as an opportunity for the Project Team to meet with the key project personnel and participants. Additionally, this meeting will serve to discuss and refine the project's scope, process, schedule, and goals. The meeting will also address project organization, staff coordination, and procedures for sharing information.

Task 1.3 Review Project Objectives and Identify Key Elements of the Plan. As part of the initial kick-off meeting, the project objectives will be discussed and refined to evaluate the goals and objectives of the study. The Project Team will work with the Steering Committee to prioritize and organize the work tasks to ensure the highest priority items are included in the Plan.

Task 1.4 Project Coordination Plan. A Project Coordination Plan will be prepared to identify a task-by-task work plan for each deliverable identified in the scope of work and prioritized during the project kick-off meeting, to include a schedule of activities to be completed, public participation and stakeholder involvement, and critical decision points.

DELIVERABLES

- Public Outreach Plan
- Project Logo / Project Website
- Comment tracking sheet
- Online engagement content
- Public event / meeting materials

PHASE 2: Engage (Identify Priorities and Shared Values)

While the Project Team provides expertise, background knowledge, and broad and deep planning and implementation experience, ultimately the comprehensive plan contents will be generated by the community itself. Consequently, the public outreach plan will leverage the community's knowledge and insights to develop actions and opportunities to achieve the vision. We understand that the process serves a central role in the plan development for the discovery and refinement of the ideas and implementation solutions to community challenges.

The Project Team will work with Town staff to create a Public Outreach Plan ("POP") that meets the project needs and budget. The POP will cover the comprehensive plan, development code rewrite, and the "Code Bridge" (the transition between the two). We believe in designing public outreach that goes where the people are and allows them to provide relevant input no matter where (or how) they join the process. We will cover the required topics (design, density, transportation, etc) at the appropriate level for each juncture in the process and communicate with project participants in terms of their own vocabularies and experiences.

The POP will provide an opportunity to solidify and build the community partnerships that are required to successfully leverage the opportunities that are outside the Town's direct control. Ideally, the POP will engage a mix of local leaders and under-represented voices to participate in committees, focus groups, events, and one-on-one interviews. This engagement helps to building the trust that is needed to implement comprehensive plan goals and objectives, and to facilitate the acceptance and administration of the new development code.

Tasks:

Task 2.1 Initial POP, Project Website, and Brand. In Task 2.1, the Project Team will create a public outreach plan that will incorporate schedule and format for the remaining tasks in this Phase. If desired, Sanderson Stewart's Branding Studio will create a logo and "brand" for the comprehensive plan and development code update. This will allow for easy recognition of public flyers, documents, and events. The brand will also serve as the foundation for a project website, which will create a location for project updates, documents, surveys, maps, and other documents relevant to the project. Sanderson Stewart will develop and update content for the website, but the Town will host it.

Task 2.2 Online Engagement and Interactive Mapping. Sanderson Stewart has experience with a variety of online outreach tools such as Open Town Hall and Online interactive mapping, including the sMapp App (smapp.com) and Wikimap. The Project Team will work with Town staff to decide upon the most appropriate digital and interactive outreach tools and techniques. Additionally, the Project Team will keep track of the comments received and the actions taken on those comments. As the plan moves forward, this tracking is an invaluable way to demonstrate and maintain accountability from the planning team to the public.

Task 2.3 Public Events. Throughout the plan update, there will be opportunities for the community to learn about the plan and code update and provide input. As outlined in the schedule, we also hold plan-specific events, such as walking tours, ice cream socials, and picnics in the park, where the input can be gathered through a facilitated conversation. Throughout the project schedule, we will engage with stakeholders and the Steering Committee to generate ideas, identify issues, present and discuss completed work, and receive feedback on alternatives and plan elements as they are developed. The Project Team will track public input and how it is being used in the plan. Specific activities include:

- **Creating Partnerships:** Connecting with existing institutions, organizations, and community groups can create the opportunity to develop and nourish the partnerships required to successfully leverage the opportunities. We have previously presented to Rotary clubs, garden clubs, and high school government classes as a method to engage community members not otherwise engaged in the planning process. It will be important to seek out a diverse group of interested individuals and make sure to include them on committees and invite them to events.
- **Identifying and Recruiting Plan Champions:** An effective plan needs people outside of Town Hall to take a direct interest in implementing the plan. The public outreach process will seek to identify champions and develop community ownership of the plan.
- **Conducting Open House Meetings:** The open house format allows for information to be presented in an informal, yet controlled and in-depth manner. We will work to make the open houses compelling through the dynamic and interactive presentation of important material. We will look for opportunities to combine open houses with other community events so that we can go where the people are.
- **Meeting Interest Groups:** Sanderson Stewart will facilitate meetings with particular interest groups identified by Town staff or other stakeholders. The POP will address when in the process it is best to hold such meetings.

Task 2.4 Public Meetings. The official adoption process and the public hearings and presentations that go with it are a key part of the public outreach process. To make these hearings and meetings as productive as possible, and to ensure that there are no “surprises” late in the planning process, the Project Team will ensure that elected and appointed officials are involved throughout the planning process. As part of the POP, the specific approach, such as having elected and appointed officials on the Steering Committee and / or having work sessions with those bodies will be determined.

DELIVERABLES

- Plan Audit Report
- Interview questions and notes
- Existing Conditions Background Summary Report
- Base maps

PHASE 3: Investigate (Review Existing Conditions)

Understanding the existing conditions is essential to creating a plan for the future. In this phase, the Project Team will evaluate the existing data and documents, and examine the physical and economic conditions of the Town. Data gathering and analysis for Phase 3 will overlap with Phase 2.

Tasks:

Task 3.1 Review Previous Documents. The Project Team anticipates that this project will benefit from the tradition of planning excellence in Johnstown. Sanderson Stewart will update the Plan by building from the previous documents and by integrating recommendations and implementation measures from those plans as appropriate to the Town's current vision and trajectory. We will create consistency with, or transition from, previous plans as appropriate, and articulate the relationships and links between the smaller focus areas, the Town as a whole, and the larger region.

We will build upon the previous work in three specific ways:

- **Plan Audit:** We will review existing plans and policies in light of the understandings developed during Phase 2, in order to gain deeper understanding of the forces that have shaped the existing conditions.
- **Existing Conditions:** We will meet with Town staff to better understand the documents, status of implementation, and key elements that should carry through to the plan update.
- **Community Conversations:** We will meet with appropriate stakeholders to understand critical plan elements and key implementation areas.

The goal is for the consultant team to understand and assess the plans and provide the opportunity for a dialogue on how the community's vision, goals, and actions are viewed today.

Task 3.2 Conduct Interviews. Interviews with key staff, elected and appointed officials, and other stakeholders will provide insights as the team constructs the policy framework for the comprehensive plan (identification of those to be interviewed, initial topics to be covered, and schedule will be discussed during the kick-off meeting in Phase 1). Along with the public outreach and meetings, these interviews help to shape the community vision narrative and identify and test emerging priorities.

Task 3.3 Review Existing Conditions. Sanderson Stewart will evaluate land use, demographics, economic conditions, housing stock, public facilities, environmentally sensitive areas, natural resource areas, circulation, street infrastructure conditions based on planning-level field work and existing data sources. Existing conditions review will include identifying opportunities and constraints within the downtown area.

Task 3.4 Prepare Base Maps. The plan will depict conditions and ideas visually as well as textually. The “base map” is the graphic and analytical foundation upon which many of the visual elements of the plan are constructed. It is used to show existing conditions, future land use, conceptual designs, critical areas, important natural resources, key assets that shape “small town” character, and more. In this task, the Project Team will prepare a base map to include street network, natural resources and natural features, significant building locations, and other pertinent information. Available data will be used, with sources including publicly available GIS, Town records, and county records.

Task 3.5 Prepare Background Report. The culmination of this phase will result in the preparation of a background report and summary of the existing conditions. This report will be submitted to the Town and the Steering Committee for review and comment. Revisions will be incorporated and a final report will be issued, to be included in the final plan.

DELIVERABLES

- Draft Vision Statement and Narrative
- Draft Goals and Objectives
- Draft Elements analysis
- Draft Land Use Framework Map
- Sub-Area and corridor evaluation

PHASE 4: Evaluate, Draft, Iterate

Using the input and narratives created through public outreach and existing conditions analysis, The Project Team will work closely with Town Staff, the Steering Committee, and other stakeholders to develop and iterate the Community Vision and the land use and development goals and objectives.

Tasks:

Task 4.1 Community Vision Statement and Narrative. Working with staff and stakeholders, and using the input gathered during the public outreach process, a “working vision” will be created to serve as a reference during the development of goals and objectives.

Task 4.2 Goals and Objectives. This task begins the implementation process and answers the questions, “How do we achieve our vision?” and “How will we know if we are making progress?” Goals and objectives for relevant areas, along with their attendant draft indicators, will be developed during this task. Additionally, regulatory tools that may help achieve these goals will be conceptually identified. Identifying potential implementation strategies in conjunction with the goals and objectives allows the Project Team and project participants to more smoothly transition between the planning effort and the development code effort.

Task 4.3 Plan Elements. Once the Community Vision, Goals, and Objectives are in draft form, the Project Team will integrate and iterate them into the comprehensive plan elements. These Elements: recreation and tourism, economic development, sustainability, transportation and mobility, natural resources, housing, branding, historic resources, hazards and risk management, equity / diversity, water, open space, natural areas, and recreation, will form the basis of the draft comprehensive plan, to be put together in Phase 6.

Task 4.4 Land Use Framework Map and Growth Management

Areas (“GMAs”). In this task, the land use framework map, including the GMA boundaries, will be updated. Potential approaches for this work include a buildable lands analysis that ensures protection of prime farmland and water sources, or representations of different development densities. In every case, the question will continually be asked, “what does the community vision and narrative look like on the ground?”

Task 4.5 Evaluate Sub-Areas and Corridors. In this task, areas where there is a potential need for subsequent more detailed planning efforts will be identified and evaluated. Tasks include establishing criteria, purpose, and intended outcomes for the plan development. Preliminary neighborhood or corridor planning boundaries can be developed, to be refined at the time of the actual planning efforts.

DELIVERABLES

- Draft Implementation Strategies
- Performance Indicators including meeting materials
- Cost estimates
- Draft Annual Work Plan

PHASE 5: Implementation and Measurement

The development of strategies for plan implementation begins during the plan drafting phases. Of course, zoning and subdivision controls are principal implementation tools, but they are not the only tools. Sanderson Stewart will work closely with the Town and the Steering Committee to develop strategies for implementation of the priorities and changes identified through the planning process. We consider this to be a key to the document and a roadmap for the community to move forward.

Tasks:

Task 5.1 Implementation Strategy Development. This task will consider all previous work to date to establish workable and realistic implementation strategies. These will include the identification of development opportunities and constraints including site-specific opportunities and the financial tools and mechanisms available to act on them. The strategies identified in Phase 4 will be collected, tested and refined. The internal planning and operations systems of the Town will be examined, and recommendations will be made regarding how best to integrate the comprehensive plan into those systems to facilitate implementation.

Task 5.2 Performance Indicators. Performance indicators can be a useful implementation tool in that they create easily understandable and reportable information, but also because the process of tracking and reporting them keeps the plan relevant. However, indicators must be carefully designed and selected to ensure that they are relevant and that they are used. We propose an indicator session with the Steering Committee to select those that will be included in the plan.

Task 5.3 Cost Estimates and Capital Planning. Sanderson Stewart has extensive experience in creating cost estimates for planning, civil and infrastructure projects. Planning level cost estimates will be created for the capital and planning projects identified through the planning process. Sanderson Stewart has experience managing capital improvement plans and understands the information that is required to allow for effective decision making.

Task 5.4 Annual Work Plan. Developing a priority of tasks into an annual work plan can be useful for communities seeking to implement multiple activities in a given year or have different stakeholders responsible for the implementation. A work plan will be developed and incorporated into the comprehensive plan update.

DELIVERABLES

- Draft Comprehensive Plan
- Public hearing materials
- Final comprehensive plan
- Map and graphic packages

PHASE 6: Completion and Adoption

Assembling the previous work products and refinements into one consolidated plan will be the focus of this phase.

Tasks:

Task 6.1 Draft Plan Document. The culmination of the previous tasks will be an easily readable plan that identifies goals, objectives, and strategies. This will be the complete document that includes all the required elements, supporting graphics, illustrations, analysis, implementation strategies, and appendices that include previous work products. Recommendations will be clearly identified and classified into short, medium, and long-term time horizons.

Task 6.2 Public Review of Draft Plan. Prior to formal adoption, the draft plan will be released for another iteration of public review and comment. The documents will be available via electronic format and in print for all community members to have the opportunity to participate. Following this public review (provided that there is adequate time prior to scheduled adoption hearings), the Project Team will evaluate the comments and meet with the Steering Committee to identify revisions to be incorporated into the public hearing plan document.

Task 6.3 Finalize Plan / Adoption. The Project Team will incorporate all remaining revisions from the community, Steering Committee, and City as appropriate, and submit a public hearing plan document for consideration in the formal plan approval process. The Task includes Planning and Zoning Commission and Town Council public hearings. Sanderson Stewart will prepare materials for these hearings and, if requested by Town Staff, will present the public hearing plan document.

DELIVERABLES

- Code Bridge document
- Presentation materials

PHASE 7: Bridge the Gap (the “Code Bridge”)

Plans are broad and flexible. That is how they endure over long-range planning horizons. Codes are specific, and while they may also be flexible, they contain a significantly greater level of detail than plans. That way, they can provide meaningful rules and meet the essential requirements of the due process clauses of the state and federal constitutions.

Consequently, there is a natural (and necessary) “gap” between plans and codes. In Phase 7, the Project Team (in this Phase led by Fairfield and Woods, P.C.) creates a “Code Bridge” document to bridge the gap. In this Phase, there is a handoff of substantive project management and development of deliverables from Sanderson Stewart to Fairfield and Woods.

The Code Bridge is a strategic document that sets forth the proposed organization of the code, the regulatory priorities and tools that may be used to address them, and the key legal and process issues that the code will address. It is part assessment of the current regulatory approach (e.g., identifying the tools and standards in the current codes, including PUD approvals, that are effective), and part rough outline of the proposed structure and approach of the new development code.

The Code Bridge is not incorporated into the comprehensive plan because it is too detailed, and it is not incorporated into the development code because it is not detailed enough. It is different from the Implementation Strategy that is developed during Phase 5 (which is part of the plan) because it is specific to the process of creating a development code.

Ultimately, the Code Bridge focuses the work of Code project, ensures that it is closely tied to the plan, and provides a preliminary overview of the new code to help project participants navigate the details as they are rolled out. Unlike the more general implementation strategy that is included in the plan, the Code Bridge becomes moot once the new Development Code is adopted.

Tasks:

Task 7.1 Creation of Code Bridge. The Project Team will review existing development codes, synthesize the information developed in Tasks 1 through 6, and work with Town Staff in order to develop the Code Bridge document.

Task 7.2 Approval of Code Bridge. The project team will present the Code Bridge to members of the Steering Committee and then to a joint meeting of the Planning and Zoning Commission and the Town Council. The project team will request Town Council approval of the Code Bridge as the “roadmap” for moving the development code rewrite component of the project forward.

DELIVERABLES

- 6 “issue outlines” in PDF format
- 3 to 6 code “modules” (depending upon the approach of the Steering Committee)
- A copy of the complete discussion draft code in PDF format
- A conceptual zoning map
- Presentation materials for Planning and Zoning Commission and Town Council meetings and Open Houses

PHASE 8: Iterative Code Drafting

The Project Team, in this Phase led by Fairfield and Woods, P.C., provides a thoughtful approach to code reform that synthesizes the planning objectives, community values, legal context, physical context, market realities, and administrative capabilities, and generates regulations that respond to that context. The team applies its extensive experience with drafting and calibrating a variety of regulatory tools and approaches in order to create a code that implements the plan in a manner that reflects the community’s values, priorities, and administrative capabilities.

This is an iterative process. The Project Team will work with Town staff, the Steering Committee, elected and appointed officials, residents, and stakeholders to identify specific, “code-level” issues and articulate known and foreseeable challenges, suggest approaches, and then test those approaches. Next, the team will draft proposed language, test it, and repeat—with either a revised approach or a revised language, as appropriate—in order to tailor regulations that serve multiple objectives.

The process is difficult, so fundamentally, the Project Team believes that it has to be engaging and rewarding. Generally, the team favors a focused, yet conversational approach that stimulates discussion and affirmatively seeks perspective and input from participants. In the end, participants in the process know that they are heard, respected, and empowered to contribute to the regulations that will guide the future development of the community.

Phases 8 and 9 are set on an aggressive schedule (see next page) in accordance with the scope of work in the RFP. While the Project Team is fully capable of delivering on this schedule, our clients have often preferred to lengthen the schedule by a few months to ensure that new ideas that are introduced during the process are given the time they need to be fully processed and accepted by the community. The Project Team is prepared to work with the Town to create a schedule that fits the Town’s expectations.

Tasks:

Task 8.1 Steering Committee Engagement. During this Task, the Project Team will engage with the Steering Committee in an iterative process of issue identification, tool selection, tool calibration, and regulatory drafting. There are two general ways to accomplish the task, and the appropriate technique will depend upon the level of comfort the Steering Committee has with reviewing the details of regulatory language.

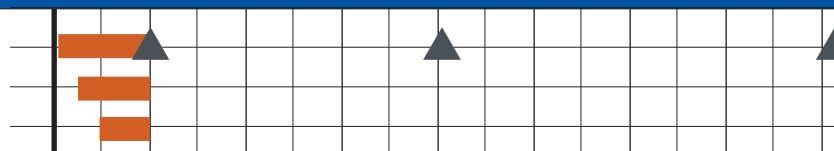
First, the Project Team could draft an issue outline (setting out issues and potential policy choices, relevant regulatory “tools,” and alternative ways that the tools could be used to address the issues), and use the outline as a basis

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CONCEPTUAL PROJECT SCHEDULE

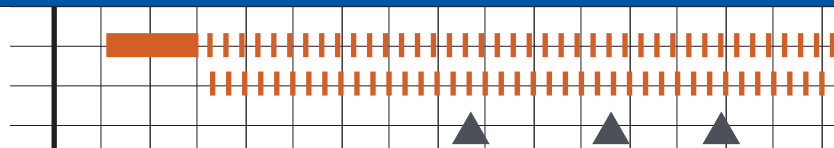
PHASE 1: Focus (Kick-Off and Initial Coordination)

- 1.1 Steering committee & 1.2 Kickoff
- 1.3 Review project objectives / identify key elements
- 1.4 Project coordination plan



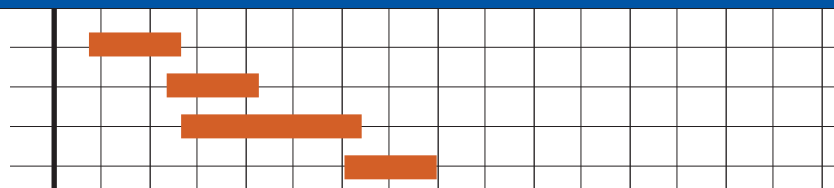
PHASE 2: Engage (Identify Priorities and Shared Values)

- 2.1 Initial POP, project website, and brand
- 2.2 Online engagement and interactive mapping
- 2.3 Public events & 2.4 Public meetings



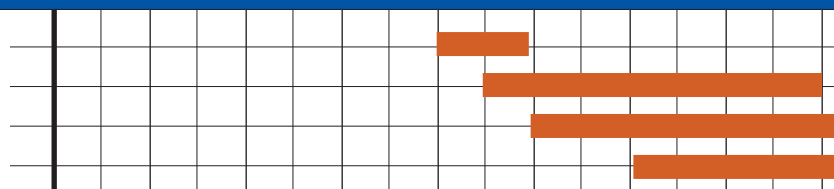
PHASE 3: Investigate (Review Existing Conditions)

- 3.1 Review previous documents
- 3.2 Conduct interviews
- 3.3 Review existing conditions & 3.4 Prepare base maps
- 3.5 Prepare background report



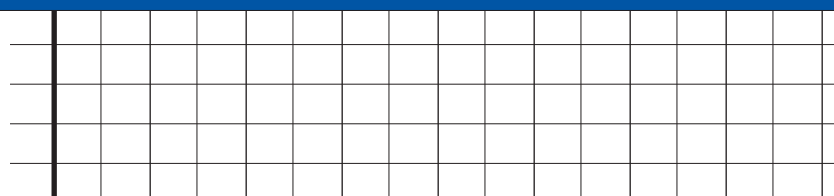
PHASE 4: Investigate (Review Existing Conditions)

- 4.1 Community vision statement and narrative
- 4.2 Goals and objectives & 4.3 Plan elements
- 4.4 Land use framework map and GMAs
- 4.5 Evaluate sub-areas and corridors



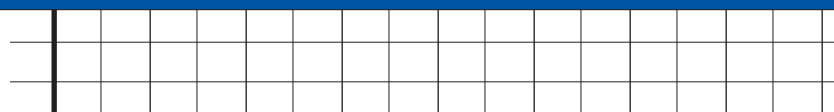
PHASE 5: Implementation and Measurement

- 5.1 Implementation strategy development
- 5.2 Performance indicators
- 5.3 Cost estimates and capital planning
- 5.4 Annual work plan



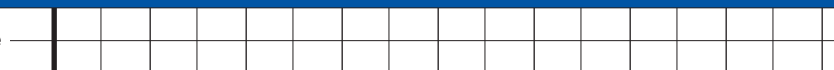
PHASE 6: Completion and Adoption

- 6.1 Draft plan document
- 6.2 Public review of draft plan & 6.3 Finalize plan/adoption



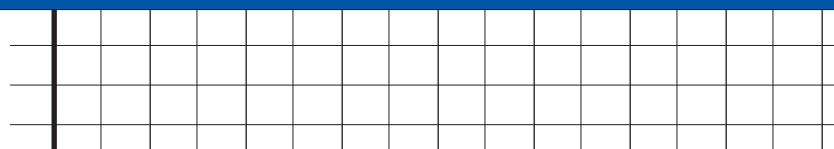
PHASE 7: Code Bridge

- 7.1 Creation of code bridge & 7.2 Approval of code bridge



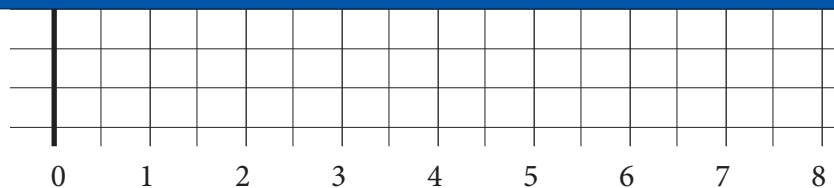
PHASE 8: Iterative Code Drafting

- 8.1 Steering Committee engagement
- 8.2 Reporting and refinement
- 8.3 Creation of draft code and map

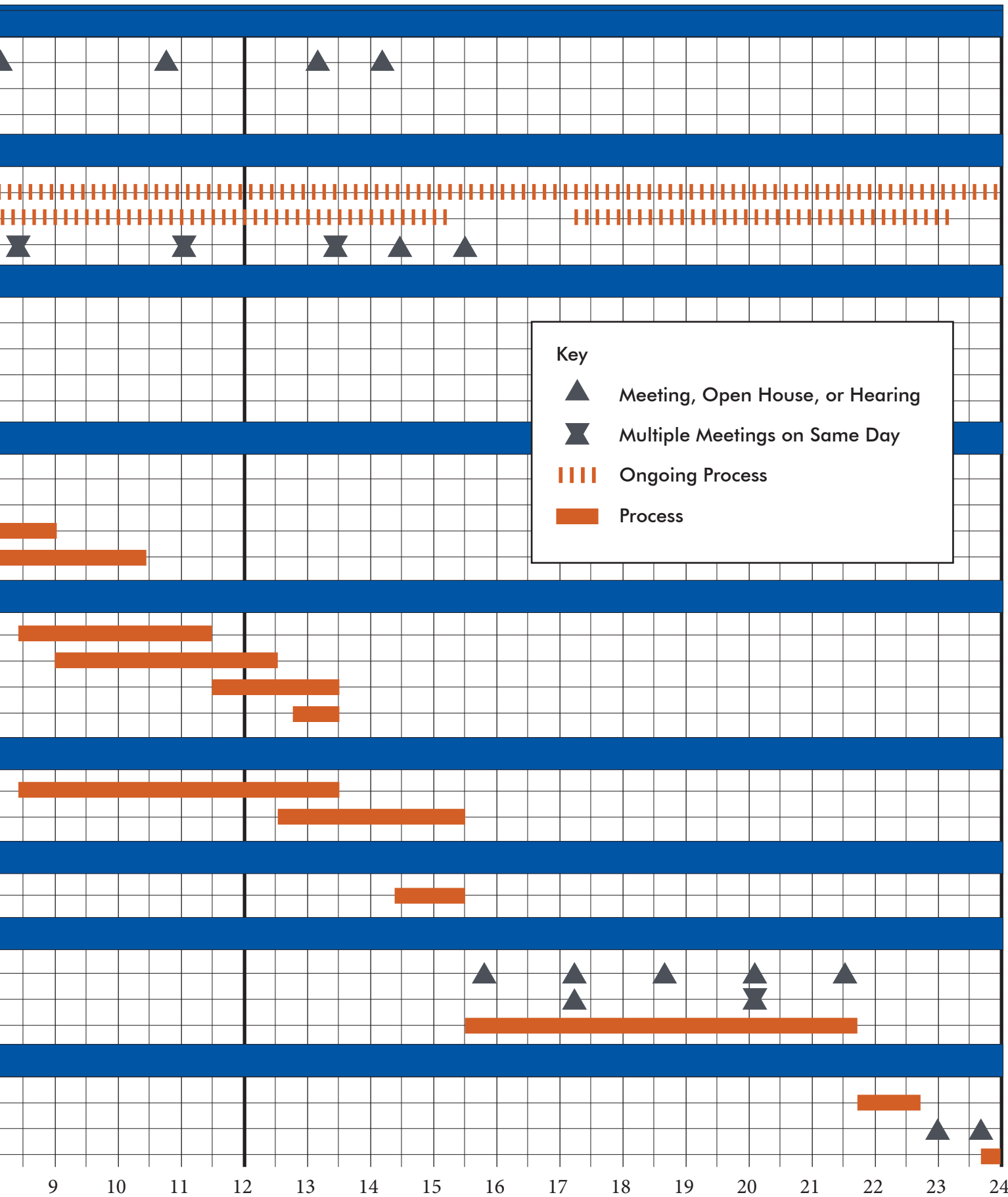


PHASE 9: Code Adoption

- 9.1 Creation of public hearing code and map
- 9.2 Presentation of public hearing code and map
- 9.3 Finalization of code and map



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(continued from page 19)

for discussion at a Steering Committee meeting. From there, the team would simultaneously:

- Draft a “module” of Code (a large “chunk” of interrelated code provisions) that addresses the issues in the outline according to the Steering Committee discussion; and
- Draft the next issue outline.

This process would iterate four times, with Steering Committee time after the first meeting split between reviewing the draft code and discussing the next issue outline. This is the technique that is outlined in the proposed project schedule. Todd applied this technique to develop the award-winning Valparaiso (Indiana) Unified Development Code.

Second, the Project Team could use Steering Committee meeting time for exclusively policy-level discussion, using issue outlines to focus that discussion. From there, Steering Committee members and others could submit technical comments on the code draft in the same manner as other members of the public. This keeps the Steering Committee focused at the conceptual level, and allows individual members to deepen their involvement by reviewing actual code on their own time. Todd applied a version of this technique to develop the award-winning Centennial Colorado Land Development Code, the Loveland Unified Development Code, and the Alamosa Unified Development Code.

Task 8.2 Reporting and Refinement. During the process of iterative work with the Steering Committee, the Project Team will meet with the Planning and Zoning Commission and Town Council two times (at joint meetings if possible) to verify that they support the direction of the project, to answer questions, and to recalibrate as appropriate. The Project Team will also host an open house in order to provide information to community residents and business owners and to solicit feedback from them. This Task of reporting and refinement allows the Project Team to “truth test” the work of the Steering Committee to ensure that it is reflective of shared community values and preferences. The information developed during this Task helps to identify what may otherwise be last-minute issues that experience shows can derail code reform projects during the adoption phase.

Task 8.3 Creation of Draft Code and Map. During this Task, the results of Tasks 8.1 and 8.2 will be refined into a discussion draft, and Sanderson Stewart will create a conceptual zoning map to show how the proposed zoning districts should be applied. Further, a summary presentation of the Code and Map will be developed for the Planning and Zoning Commission and Town Council, and for public education purposes. The summary will highlight the major features of the proposed Code and how it relates to the City’s plans and project objectives. The documents developed during this Task will be released for public comment using tools identified in the POP.

DELIVERABLES

- A copy of the complete public hearing draft code in PDF format
- A final zoning map
- Presentation materials for Planning and Zoning Commission and Town Council meetings

PHASE 9: Code Adoption

In this Phase, the Project Team will finalize the code and map documents for adoption, and will present them at formal adoption hearings (and, if requested by the Town, Planning and Zoning Commission and Town Council workshops).

Tasks:

Task 9.1 Creation of Public Hearing Code and Map. During this Task, the Project Team will revise the discussion draft code and zoning map as appropriate to reflect input from Task 8.3.

Task 9.2 Presentation of Public Hearing Code and Map. During this Task, the Project Team will present the public hearing versions of the Code and zoning map to a meeting of the Planning and Zoning Commission and a meeting of the Town Council. At the request of the Town, the scope of work could be expanded to include Commission and Council workshops as well.

Task 9.3 Finalization of Code and Map. During this Task, the Project Team will finalize the code and map to include any changes requested by the Town Council at public hearing, and will provide final deliverables to the Town in paper and electronic format.

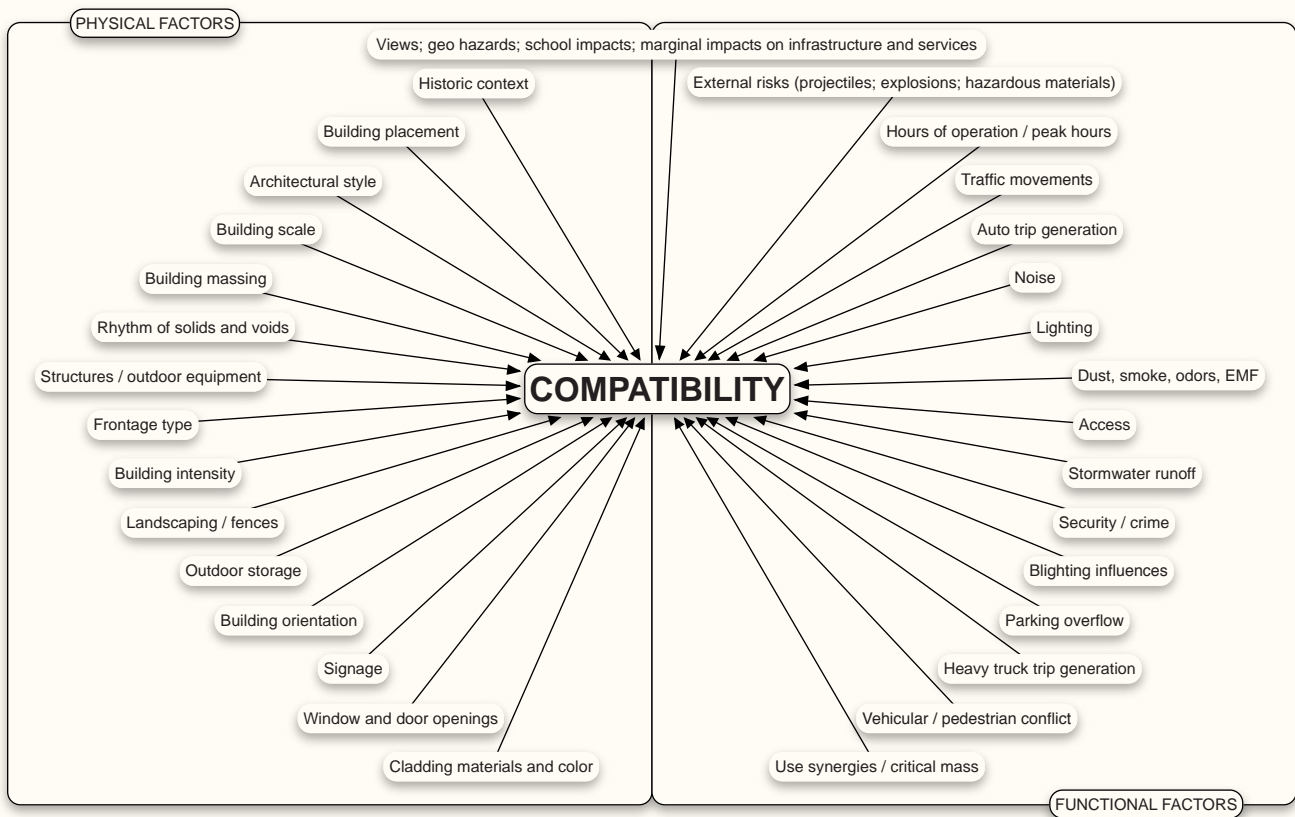
FEE PROPOSAL

The fee proposal presented below is based on our interpretation of a scope of work that would meet the requirements of the RFP. However, there are many ways to approach a project of this nature, including reallocation of certain responsibilities between the consultant team and Town staff, and we would welcome the opportunity to work with the Town to develop a scope and budget that optimizes the Town's available resources while producing the desired results.

Project Budget	
Phase 1: Focus (Kick-Off and Initial Coordination)	\$5,000
Phase 2: Engage (Identify Priorities and Shared Values)	\$40,000
Phase 3: Investigate (Review Existing Conditions)	\$15,000
Phase 4: Evaluate, Draft, Iterate	\$45,000
Phase 5: Implementation and Measurement	\$20,000
Phase 6: Completion and Adoption	\$15,000
Phase 7: Bridge the Gap (the "Code Bridge")	\$10,000
Phase 8: Iterative Code Drafting	\$125,000
Phase 9: Code Adoption	\$5,000
Total:	\$280,000

HOURLY RATES

Staff Personnel Services	
Expert Witness/Special Consultant	\$ 265.00 /hour
Principal	\$ 185.00 /hour
Senior Engineer I	\$ 145.00 /hour
Senior Engineer II	\$ 170.00 / hour
Project Engineer I	\$ 110.00 /hour
Project Engineer II	\$ 120.00 / hour
Staff Engineer I	\$ 95.00 /hour
Staff Engineer II	\$ 105.00 / hour
Engineer Intern	\$ 65.00 /hour
Senior Land Planner	\$ 135.00 /hour
Land Planner	\$ 130.00 /hour
Right-of-Way Agent	\$ 135.00 /hour
Landscape Architect	\$ 115.00 /hour
Senior Landscape Architect I	\$ 125.00 / hour
Senior Landscape Architect II	\$ 140.00 / hour
Landscape Designer I	\$ 80.00 /hour
Landscape Designer II	\$ 100.00 / hour
Senior Professional Land Surveyor	\$ 135.00 /hour
Professional Land Surveyor	\$ 115.00 /hour
Staff Surveyor I	\$ 85.00 /hour
Staff Surveyor II	\$ 100.00 / hour
Field Survey Technician I	\$ 75.00 /hour
Marketing Director	\$ 125.00 /hour
Graphic Artist	\$ 95.00 /hour
Photographer	\$ 180.00 /hour
Web Developer	\$ 90.00 /hour
Senior Designer I	\$ 95.00 /hour
Senior Designer II	\$ 105.00 / hour
Designer	\$ 90.00 /hour
CAD Technician	\$ 80.00 /hour
Senior Construction Engineering Technician	\$ 115.00 /hour
Construction Engineering Technician	\$ 85.00 /hour
Construction Inspector	\$ 80.00 /hour
Project Administrator	\$ 75.00 /hour
Administrative/Clerical	\$ 70.00 /hour
Subconsultant Fairfield and Woods, P.C. (Todd Messenger, Esq.)	\$ 300.00 /hour



The “compatibility” of new development with existing development is always a concern for communities. Indeed, Johnstown’s current zoning and subdivision codes use the word “compatible” or “compatibility” in 15 different sections. However, the word “compatibility,” on its own, does not necessarily lead to consistent decision-making. That is, different decision-makers will interpret the word in different ways in each individual circumstance.

Consequently, Sanderson Stewart and Fairfield and Woods focus in on more than 30 different factors (illustrated above) that influence whether one land use or development is “compatible” with another. Planning policies address which elements are priorities in each area of the Town, and zoning regulations ensure “compatibility” by addressing these priority elements using techniques like landscape buffering, spacing, location requirements, operational limitations, design standards, and a variety of other performance standards.

SIMILAR WORK EXPERIENCE

A. City of Loveland Comprehensive Plan

Reference:

Steve Adams, City Manager

City of Loveland

970.962.2306

Steve.adams@cityofloveland.org

While the senior long-range planner in Loveland, Colorado Karl Barton was the project manager for Create Loveland, the City's most recent comprehensive plan. As the project manager he was responsible for scoping the plan and defining its purpose, role, and goals within the community and Loveland's planning framework. He led the consultant selection process, including drafting the RFP, creating the scoring criteria, and managing the selection committee. As the project manager, Karl was responsible for all aspect of the plan: working with the consultant team to draft and implement the public outreach plan, create the plan structure, and draft the plan content. He was the public face of the plan and led and coordinated the plan adoption. Through this experience and his experience at Sanderson Stewart, Karl understands how to draft an effective and implementable plan from both the public sector and consultant perspectives.

Project Results: Goals from the Comprehensive Plan were included directly into the capital planning process.



B. City of Dillon, Montana Growth Policy & Downtown Plan

Reference:

Michael L. Klakken, Mayor
City of Dillon
406.683.4245
mayor@dillonmt.org

The Dillon Community Plan updated the City's growth policy (comprehensive plan) to address changing community conditions and include a plan specifically for downtown. Dillon, Montana is a rural community of 5,000 located in southwest Montana. Home to University of Montana Western, some of the country's best trout fishing, and an economy largely driven by the surrounding farms and ranches, Dillon's population includes students, ranchers and outdoor enthusiasts. The Community Plan focuses on infrastructure, long term growth priorities, economic development and public services. Through a series of public meetings, walking tours, a community survey, and regular work sessions with the Planning Board, the Community Plan reflects the vision of the citizens with specific goals, statements, and actions items. Sanderson Stewart worked with the Dillon Main Street group to prepare a plan that would reflect the goals of the City while helping them advance with the Montana Main Street Program. The plan focused on the four elements of the Main Street program: economic restructuring, promotions, organization and design. Additionally, the plan identified goals and actions for preservation and enhancements of the historic downtown. The Plan identifies specific action items to achieve the goals set by the community.

Project Results: Since the adoption of the plan in 2016, progress has been made on several initiatives:

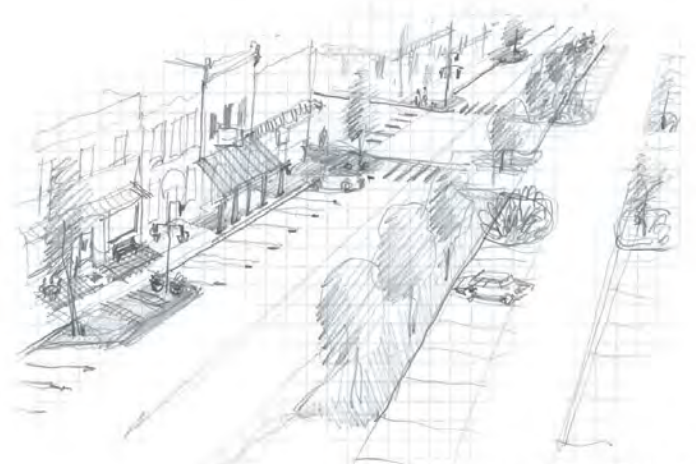
City of Dillon has submitted and received a grant to complete streetscape improvements along Montana Avenue. Design is underway.

The Dillon Community Foundation successfully raised \$427,000 to improve the downtown park with a splash pad and playground. Additional park improvements including an amphitheater and public restrooms are also planned.

CITY OF DILLON DOWNTOWN MASTER PLAN AND COMMUNITY PLAN



Before & After: Proposed Downtown Dillon Improvements



Montana Ave Looking South

"I want to thank you for all of your help and hard work on the project. We could not have done it without you. From the first meeting through the final document you have brought the expertise and professionalism that we needed. The final product will be something we can all be proud of. I particularly appreciate your facilitation skills and patience answering questions and listening to suggestions. I've learned a lot in the process and your impact on our little town will be felt for a long time. Hopefully we will have the opportunity to work with you and Sanderson Stewart in the future."

- Dillon Planning Board Member, Ed Mooney

C. City of Glendive Downtown Plan

Reference:

Jerry Jimison, Mayor
City of Glendive
406.377.3318 ext. 11
mayor@midrivers.com

Armed with funds from the Montana Main Street Program, The City of Glendive, Building Active Glendive, Glendive Chamber of Commerce, and the Greater Glendive Community Foundation came together with the goal of creating a feasible downtown master plan so that the Glendive residents and visitors could start seeing upgrades and beautification in their community. This would be the City of Glendive's first downtown master plan, which meant that changes would most likely need to be incremental as more funding and community support developed. Sanderson Stewart's Placemaking Studio was tasked with creating a list of prioritized action items that could follow the City's need for incremental implementation so that starting with small changes and big goals, over time, Glendive residents would start to see changes in their downtown community. Sanderson Stewart's Placemaking Studio provided: master planning, community evaluation, historic resource assessment, economic analysis, placemaking opportunities, mobility and access information, hosted public input meetings, and created master plan documents for City adoption.

Project Results: Since the adoption of the plan in December 2017, the Glendive community has been busy implementing the improvements to the railroad underpass adjacent to downtown. Serving as the access between downtown and the popular Makoshika State Park, the Barry Street underpass has been transformed.



Proposed Placemaking Improvements in Glendive, Montana



D. City of Laurel Gateway Strategic Plan

Reference:

Noel Eaton, City Planner
City of Laurel
406.628.4796

Sanderson Stewart teamed with EPS in the creation of a Development Strategy Plan for the Laurel Urban Renewal District. The plan assessed the opportunities and constraints within the district, identified economic benefits of redevelopment and created an overall marketing strategy to support existing business and attract new targeted industries. The study identified projects that can act as a catalyst for private investment in the community. Development strategies, action items and a work plan was created for the District board to assist in the implementation of the plan.

Project Results: The Laurel Gateway Plan focused on creating action items for the urban renewal district in order to prioritize funding and advance the goals of the district. Since the adoption of the plan, a building façade improvement program has been creating, granting over \$75,000 annually since 2015. Additionally, the district worked to create infrastructure improvements to attract redevelopment activities. One of the first projects involved the installation of pedestrian crossings that improved access between businesses along a busy corridor. The district has also extended public utilities, spurring additional economic development in the area.



The Placemaking Studio-hosted Ice Cream Social Gained Valuable Project Feedback From Laurel Residents



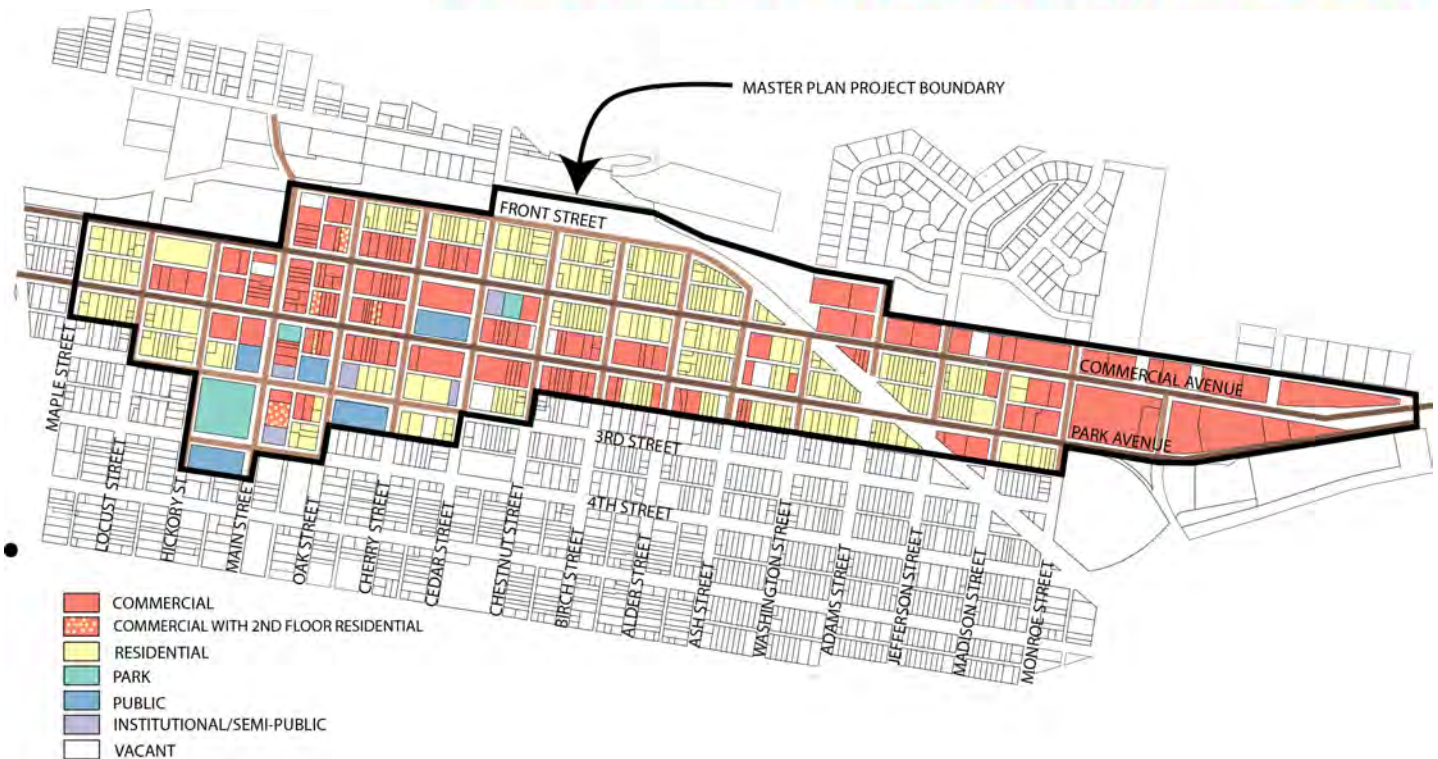
E. Anaconda Downtown Master Plan

Reference:

Jim Davison, Executive Director
Anaconda Local Development Corp.
406.6563.5538
jim.davison@aldc.org

Anaconda-Deer Lodge County became part of the Montana Main Street Program in 2015. Sanderson Stewart worked with Anaconda Local Development Corporation to prepare a plan that would reflect the goals for downtown while helping them advance with the Main Street Program. The community of 9,000 residents wanted to develop an action plan to address issues within the community and building an economic base centered on its downtown.

The plan focused on the four elements of the Main Street program: economic restructuring, promotions, organization and design. Additionally, the plan identified goals and actions for preservation and enhancements of the historic downtown. Through public meetings, walking tours, community surveys, and meetings with the staff, the Downtown Plan identifies specific action items to achieve the goals set by the community.



F. City of Loveland Unified Development Code

Reference:

Brett Limbaugh, Director of
Development Services
City of Loveland
970.962.2777

Fairfield and Woods was the principal consultant in the recent consolidation of the City of Loveland's development related codes and guidelines (three chapters of the Loveland Municipal Code, as well as several design guidelines documents) into a single Unified Development Code ("UDC"). Prior to joining Sanderson Stewart, Karl Barton was a key City Staff member on the project.

The UDC was designed to implement the City's recently adopted "Create Loveland" Comprehensive Plan. The City describes the UDC as "more resilient, flexible, comprehensive, and responsive to modern development trends" than the prior regulations.

Procedurally, the UDC reduces reliance on open-ended development review procedures like planned unit development ("PUD") and creates flexibility within "straight-zones" that allow for (and encourage) creative and market-responsive development. The range of land uses that must go through public hearings prior to approval is reduced and those subject to administrative decision-making based on clear standards is correspondingly increased. In addition to this procedural streamlining and modernization, the UDC reconciled and resolved a number of internal inconsistencies that were present in the prior codes.

On substance, the new UDC addresses emerging and desirable uses and patterns such as micro homes, cluster development, mixed-use, walkable "complete neighborhoods," and smaller lot sizes for single-family detached homes. It creates a new zoning district for the City's downtown in order to reinforce its essential character, and opens up residential zoning districts that are used for new development so that a "complete neighborhood" with a mix of land uses can be created without PUD procedures or multiple rezonings.

The Loveland UDC was created in enCodePlus™, and is published online at:

<http://online.encodeplus.com/regs/loveland-co/>

Project Results: The Unified Development Code was adopted unanimously by the Loveland City Council in December 2018 and became effective in January 2019.

The screenshot displays the 'LOVELAND MUNICIPAL CODE' website. On the left is a 'Municipal Code' sidebar with a 'Table of Contents' listing various titles and chapters. The main content area shows '18.04.02.03 Single-Family Detached'. Below this is a paragraph 'A. Generally, Single-family detached homes are residences for one family...' and an illustration of a house labeled 'Figure 18.04.02.03.A. Illustrative Single-Family Detached Home'. Below the illustration is a table titled 'Table 18.04.02.03.A. Single-Family Detached Lot and Building Standards'. The table lists various lot types (Urban, Large Urban, General, Suburban, Large Suburban, Estate, Large Estate) and their corresponding standards for lot area, lot width, front setback, interior side setback, street side setback, rear setback, and maximum height. Below the table are 'TABLE NOTES' providing additional context for the standards.

Lot Type	Vehicular Access	Lot Area	Lot Width	Front Setback (Building / Garage Door)	Interior Side Setback	Street Side Setback	Rear Setback	Maximum Height ¹
Urban	Alley	3,500 sf.	35 ft.	10 ft. / N/A	5 ft.	8 ft.	15 ft. ²	26/35 ft.
	Street	3,500 sf.	35 ft.	15 ft. / 20 ft. ³	5 ft.	8 ft.	15 ft.	26/35 ft.
Large Urban	Alley	4,500 sf.	45 ft.	10 ft. / N/A	5 ft.	8 ft.	15 ft. ²	26/35 ft.
	Street	4,500 sf.	45 ft.	15 ft. / 20 ft. ³	5 ft.	8 ft.	15 ft.	26/35 ft.
General	Any	5,500 sf.	50 ft.	15 ft. / 20 ft. ³	5 ft.	15 ft.	15 ft. ²	26/35 ft.
Suburban	Any	7,000 sf.	65 ft.	15 ft. / 20 ft. ³	6 ft.	15 ft.	15 ft. ²	26/35 ft.
Large Suburban	Any	10,800 sf.	80 ft.	15 ft. / 20 ft. ³	6 ft.	15 ft.	15 ft. ²	26/35 ft.
Estate	Any	18,500 sf.	100 ft.	30 ft. / 30 ft. ³	10 ft.	20 ft.	25 ft. ²	26/35 ft.
Large Estate	Any	2.5 ac.	300 ft.	30 ft. / 30 ft. ³	30 ft.	30 ft.	30 ft. ²	26/35 ft.

TABLE NOTES:
¹ Maximum height (and maximum building coverage) may vary based on the zone in which the subject property is located, and whether it is within a complete neighborhood. See Sec. 18.02.03.02, Residential Land Use by Zone (which for some zones or development types refers to Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones).
² Setbacks for alley-loaded garages shall be subject to Sec. 18.04.04.03, Setbacks Along Alley, Sidewalks, Trail or Access Easements, Ditches, and Waterbodies. Garages that are accessed across front or side lot lines are subject to the same setbacks as the principal building.
³ Setback is measured from the property line or the back of the sidewalk, whichever provides a greater setback.

APPENDIX: RESUMES





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JOHN TUFTE, PE

John joined Sanderson Stewart in 2017 as a Principal and Colorado Region Manager in Fort Collins. He is a Montana State University graduate and a Sanderson Stewart alum, having worked at the firm in the 1990s before moving to Colorado to pursue a master's degree in Civil Engineering from Colorado State University, and eventually, an MBA. John's expertise includes infrastructure design, due diligence investigations, master planning and value engineering, commercial site development, municipal infrastructure design, residential site development, GIS, owner's representation, sustainable and low impact designs, stormwater management and more.

EDUCATION

Colorado State University, Fort Collins
M.B.A., 2011
M.S., Civil Engineering, 2003

Montana State University, Bozeman
B.S., Civil Engineering, 1999

Colorado State University Institute for the Built
Environment Green Building Certificate Program, 2005

PROFESSIONAL REGISTRATION

Professional Engineer, Colorado
#34935

Professional Engineer, Montana
#11434 PE

LEED Accredited Professional

PROFESSIONAL & CIVIC AFFILIATIONS

American Society of Civil Engineers (ASCE), Member

ASCE Utility Engineering and Surveying Institute, Member

Lookout Village HOA, Fraser, CO, Former President

Rocky Mountain High School Career Days, Past Participant

Fort Collins Soccer Club, Former Youth Soccer Coach

Previous Employer's City of Fort Collins Climate Wise,
Former Liason

Previous Board Member for the Colorado Water Innovation
Cluster (CWIC)

EXPERIENCE

*Project Manager: duties include project visioning, planning and design; resource allocation; client communications; and team leadership.*work completed while with previous employer.*

- ELCO I-25 and Vine Drive Water Line Replacement, East Larimer County, Colorado
- FedEx Facility Design and Subsequent Expansion, Johnstown, Colorado*
- Ironhorse Industrial Park, Quality Control, Johnstown, Colorado*
- Roosevelt High School (School District RE-5J) ADA Accessibility Improvements, Concessions Building, Parking, and Transit Facility, Johnstown, Colorado*
- School Site Assessments for School District RE-5J, Johnstown and Milliken, Colorado*
- Town of Milliken Principal Consultant, Stormwater Utility Assistance, Little Thompson Sewer Crossing, Plan Review Assistance, Miscellaneous Town Concepts, Milliken, Colorado*
- Village East Subdivision Construction Design Services (Drainage, Irrigation, Streets, Water, Sanitary Sewer), Windsor, Colorado*
- City of Loveland: Public Improvement Construction Plans for Centerra Parkway (County Road 5), Loveland, Colorado*
- Centerra Development & Great Western Campus Engineering, Loveland & Windsor, Colorado*



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kbarton@sandersonstewart.com
www.sandersonstewart.com



EDUCATION

University of Denver, Denver
M.S., Real Estate Development and Finance, 2017

University of Colorado, Denver
Masters of Urban Design, 2006
Masters of Urban and Regional Planning, 2006

University of Colorado, Boulder
B.A., Economics, 2004
B.S., Business Administration, 2004

PROFESSIONAL REGISTRATION

American Institute of Certified Planners (AICP)

PROFESSIONAL & CIVIC AFFILIATIONS

Beta Gamma Sigma Business Honor Society, member

Tau Sigma Delta Architectural Honor Society, member

NAIOP Mixed Use Plan Challenge Contest Team, member

PUBLICATIONS & PRESENTATIONS

Guest Lecturer at University of Denver Daniels College of Business, Land use planning and development topics

Guest Panelist, American Planning Association Colorado Chapter, "How Health Happened: Envisioning Public Health in Comprehensive Plans: Stories from Loveland, Longmont, Arvada and beyond!", 2017

Various presentations on topics including: "The Use of Indicators & Metrics in Comprehensive Plans", "Integrating Public Health & the Built Environment", and "The Impact of Development Codes & Zoning on Infill Development"

HONORS & AWARDS

Merit Award: Innovative Partnerships & Collaborations, "Create Loveland" comprehensive plan team, APA Colorado Chapter, 2017

Outstanding Graduate in Urban Design Award, University of Colorado at Denver, 2006

KARL BARTON, AICP

Karl joined the firm in 2017 as Senior Planner in the Placemaking Studio. Since 2007, he has worked as an urban planner, leading projects such as comprehensive, corridor and transportation plans, entitlement project management, creating development code and design guidelines for downtowns, he managed and crafted the "Create Loveland" Comprehensive Plan; Karl oversaw the drafting, scope, schedule, budget, and subconsultant coordination for the comprehensive plan. He understands how zoning codes are created and how they are implemented from all perspectives. He was a key participant in the drafting of Unified Development Code that translated the plan into zoning. He also drafted the zoning code for Downtown Loveland that includes form based and character district elements. He has worked on a variety of design guidelines and corridor and small area plans. Working to bring development projects to fruition, he has interacted with many zoning codes and knows what works.

EXPERIENCE

Senior Planner: duties include project visioning, planning and design; resource allocation; client communications; and team leadership.

- "Create Loveland" Comprehensive Plan Creation and Management including drafting, scope, schedule, budget, and subconsultant coordination, Loveland, Colorado
- Managed regional growth management projects focused on intergovernmental agreements to facilitate cooperation around annexation and infrastructure, Loveland and Johnstown Colorado
- Worked with Todd Messenger on the City of Loveland Unified Code Development focused on translating the comprehensive plan into code, the creation of new residential zoning districts, and aligning zoning processes with the development process, Loveland, Colorado
- Drafted zoning code for Downtown Loveland including design guidelines and form based code elements for commercial and residential infill in a historic context, Loveland, Colorado
- Participated/managed projects related to land use and infrastructure, including two transportation master plans, a bicycle and pedestrian master plan, raw water master plans, sewer tap and flow yield analyses, Loveland Colorado and Bozeman, Montana
- Capital planning and plan implementation with analysis of land use patterns and fiscal sustainability
- Proficient in GIS including data creation and analysis
- Represents multiple developers through the entitlement process



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 lwaterton@sandersonstewart.com
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LAUREN WATERTON, AICP

As an Associate, Senior Land Planner, and Placemaking Studio Manager, Lauren's work centers on community planning, revitalization studies, and land development projects. With over 20 years of professional experience, Lauren focuses on creating plans and environments that support communities and the people that live there. Skilled at solving complex problems, Lauren has experience working in collaborative environments and bringing diverse people together to help achieve a common goal. She has extensive experience in a broad scope of planning projects including master planning, urban renewal and redevelopment, design review, and real estate development.



Prior to Sanderson Stewart, Lauren served as the Director of Planning at American Land Development in Bozeman, Montana. Her work in Colorado included Principal of UrbanPlan, inc., Director of Design Review for Vail Resorts, and Town Planner for the Town of Vail.

EDUCATION

Portland State University, Portland, Oregon
 Master of Urban and Regional Planning, 1994

Rhodes College, Memphis, Tennessee
 B.A., Urban Studies, 1991

PROFESSIONAL REGISTRATION

American Institute of Certified Planners, 1997

PROFESSIONAL & CIVIC AFFILIATIONS

American Planning Association, Planners' Advocacy Network

Montana Association of Planners

Advisory Committee, Bozeman Unified Development Code Update, 2015-2017

Bozeman Planning Board, 2016-Present

Bozeman Planning Coordinating Committee Member

Leadership Bozeman, 2013-2014

HONORS & AWARDS

AICP - National Student Award for Creating a Better Tomorrow, 1996

Oregon Chapter APA Student Project Award for Creating a Better Tomorrow, 1995

PROFESSIONAL TRAINING

Greater Yellowstone Framework for Sustainable Development, Yellowstone Business Partnership
 2009

Historical and Architectural Survey Workshop, Colorado Historical Society, 2004

EXPERIENCE

Project Manager: duties include project visioning, planning and design; resource allocation; client communications; and team leadership.

- City of Bozeman Development Review Term Contract, Bozeman, Montana
- Glendive Downtown Master Plan, Glendive, Montana
- Anaconda Downtown Master Plan, Anaconda, Montana
- City of Dillon Growth Policy Update & Downtown Master Plan, Dillon, Montana
- Gallatin Valley Land Trust Strategic Conservation Plan Update, Bozeman, Montana
- City of Laurel TIF District Strategy Plan, Laurel, Montana
- Lockwood Targeted Economic Development District, Yellowstone County, Montana
- Gallatin County Triangle Planning Project, Gallatin County, Montana
- Tri-Township Comprehensive Plan, McKenzie County, North Dakota

Project Planner: duties include leading community and land planning through task management, public outreach, document preparation, and overall project oversight.

- Midtown Urban Renewal District Term Contract, Bozeman, Montana
- Sanders County Capital Improvement Plan, Sanders County, Montana
- Midtown Action Plan: A Plan for Redevelopment, Bozeman, Montana



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ehummel@sandersonstewart.com
www.sandersonstewart.com



EÄREN HUMMEL, PLA, ASLA

Eären has worked on projects throughout the United States for both public and private clients. She has designed and managed projects that range from intimate private gardens to large community parks, and from urban streetscapes to park system master plans. She has participated in natural and cultural resource assessment projects that spanned multiple states. Her passion is in creating and cultivating spaces where people can live and thrive – to enhance and support a community for all. In her work, her goal is to find creative solutions that respect and complement the local setting by sensitively integrating contemporary needs into each place. With a background in historic preservation, she looks for the unique character of places and how to tell the stories of each place. Eären also has a deep respect for the environment and pursues sustainable solutions for each project.

EDUCATION

University of Oregon, Eugene
M.S., Historic Preservation, 2006

Colorado State University, Fort Collins
B.S., Landscape Architecture, 1999

PROFESSIONAL REGISTRATION

Landscape Architect, Missouri #LA-2012019937

CLARB #37117

HONORS & AWARDS

Merit Awards for Design, Wildwood Valley Gardens at Bellefontaine Cemetery, Central States and St. Louis Chapter American Society of Landscape Architects (ASLA)

Friend of Preservation Award, City of Fort Collins, Tenney Court Alley and Trimble Court Alley Redevelopment

Honor Award, Pittman Wash/Arroyo Grande/Project GREEN Master Plan, Nevada Chapter, ASLA

Merit Award for Design, Medical Center of the Rockies, Colorado Chapter, ASLA

Fort Collins Urban Design Award: Green Design, Northside Aztlan Community Center

State Honor Award for Historic Preservation, Colorado Preservation Inc., Museo de las Tres Colonias

Daniel Burnham Award, American Planning Association (highest national award), PlanCheyenne

PROFESSIONAL & CIVIC AFFILIATIONS

Denver Landmark Preservation Commission, Member

American Society for Landscape Architect Historic Preservation Professional Practice Network, Vice-Chair

Historic American Landscape Survey (HALS) Liaison to the American Society of Landscape Architects

Fort Collins Landmarks Preservation Commission, Member and Chair,

EXPERIENCE

Senior Landscape Architect: responsible for aesthetics and landscape planning and design. Work experience is prior to joining Sanderson Stewart.

- Johnstown Area Comprehensive Plan 2006, Johnstown, Colorado
- Johnstown Downtown and Downtown Design Guidelines, Johnstown, Colorado
- Town of Johnstown On-call Planning Review, Johnstown, Colorado
- Erie Town Hall, Erie, Colorado
- North Avenue Corridor Plan, Grand Junction, Colorado
- North Nevada Urban Renewal Area Master Plan, Colorado Springs, Colorado
- Speer Boulevard, Denver, Colorado
- Old Town Fort Collins and Alleys Redevelopment, Fort Collins, Colorado
- Loveland Feed and Grain Master Plan, Loveland, Colorado
- City Park Master Plan and Design Guidelines, Denver, Colorado
- Fossil Creek Park, Fort Collins, Colorado
- Museo de las Tres Colonias, Fort Collins, Colorado
- 17-Mile House Farm Park, Arapahoe County, Colorado
- Bromley-Hishinuma Farm, Brighton, Colorado
- Discovery Science Center and Museum, Fort Collins, Colorado
- Northside Aztlan Community Center, Fort Collins, Colorado
- Englewood Parks & Recreation Master Plan, Englewood, Colorado



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EDUCATION

Montana State University, Bozeman
M.S., Civil Engineering, 2002
B.S., Civil Engineering, 2001

PROFESSIONAL REGISTRATION

Professional Engineer, Montana
#14922 PE

Professional Engineer, North Dakota
#6731 PE

Professional Traffic Operations Engineer
#2255 PTOE

PROFESSIONAL & CIVIC AFFILIATIONS

Yellowstone Board of County Commissioners Bicycle &
Pedestrian Advisory Committee, Representative, 2017-present

Leadership Montana, 2016-2017

Institute of Transportation Engineers (ITE), MT Chapter,
Intermountain Section, Western District & International
Member

PROFESSIONAL TRAINING

Bentley OpenRoads Special Interest Group Webinar, 2015

Fundamental Design of Precast for Stormwater
Improvements, Cretex, 2014

Roundabouts: Planning, Design Principles and Current
Practices, Lorman, 2008

Oregon Transportation Research & Education Consortium
(OTREC) Traffic Signal Design Workshop, 2008

HONORS & AWARDS

Billings Engineers Club Young Engineer of the Year Award,
2009

Graduate Research Fellow, Western Transportation Institute,
2001-2002

D.J. CLARK, PE, PTOE

D.J. is an Associate/Senior Engineer and serves as Manager of Sanderson Stewart's Community Transportation Studio, which is responsible for roadway and traffic-based design, traffic operations and impact analysis, and research-related activities in support of a variety of transportation, land development and municipal projects. D.J. has extensive experience in the areas of geometric design, traffic operations analysis and impact assessment, transportation planning and signing and striping design. He has also managed a wide variety of municipal street and utility projects, subdivision projects and traffic-based planning and impact analysis studies. D.J. is passionate about improving the communities we live and work in through the implementation of safer and more efficient multi-modal transportation solutions.

EXPERIENCE

Project Manager: duties include project visioning, planning and design, resource allocation, client communications, public involvement, quality management, construction administration oversight, project accounting and team leadership.

- City of Billings East Billings Urban Renewal District – 10th to 13th Infrastructure Improvements, Billings, Montana
- Molt Road Turn Bay Improvements, Billings, Montana
- Western Sky Subdivision TIS, Billings, Montana
- City of Billings Grand Avenue (48th to 58th) Reconstruction and Widening, Billings, Montana
- City of Billings Exposition Gateway Improvements & Pre-Design Study, Billings, Montana
- Billings West End Multi-Modal Modeling Project, Billings, Montana
- Josephine Landing Subdivision TIS, Billings, Montana
- Ben Steele Middle School TIS, Billings, Montana
- 32nd Avenue West Improvements, Williston, North Dakota

Senior Engineer: responsible for traffic-based data collection, analysis and report writing, as well as geometrics, signing and striping, and construction traffic control design.

- Central Avenue & 56th Street West Roundabout, Billings, Montana
- King Avenue & 56th Street West Roundabout, Billings, Montana
- Bench Boulevard Reconstruction, Billings, Montana
- Shiloh Road Corridor Reconstruction, Billings, Montana
- King Avenue West Reconstruction - Shiloh Road to 44th Street West, Billings, Montana



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EDUCATION

Montana State University, Bozeman
B.S., Civil Engineering, 2007

PROFESSIONAL REGISTRATION

Professional Engineer, Colorado
#48403
LEED Accredited Professional, #10378575
Certified Floodplain Manager #36324

CHARLES SONNIER, PE, CFM, LEED AP

Charles is a Senior Engineer and Project Manager located in the firm's Fort Collins office. He is a Montana State University graduate and Sanderson Stewart alum having previously worked at the firm in the 2000s. Charles has provided project management services related to the design and permitting of single family/multi-family residential developments, commercial sites, industrial facilities and oil and gas pads. He also has experience with floodplain analysis, navigating the FEMA process and irrigation ditch review. He is also the review engineer for the Reorganized Farmer's Ditch Company.

EXPERIENCE

Senior Engineer/Project Manager: duties include project planning and design.
**indicates work was completed while employed with a different firm*

- Reorganized Farmers Ditch Company (RFDC) Ditch Review, Johnstown, Colorado
- Town of Milliken Floodplain Review Assistance, Milliken, Colorado*
- Colorado Sweet Gold Fire Supply System Design Johnstown, Colorado*
- Clearview Apartments, Johnstown, Colorado*
- Floodplain permitting through Counties of Weld and Adams, Colorado*
- Airpark North Industrial Park, Loveland, Colorado
- Saunders Fort Collins Hotel Project, Fort Collins, Colorado
- Home2 Suites by Hilton 107-unit 4-story Hotel Site Civil, Landscape, and Irrigation Design, Stapleton, Colorado
- Rivendell School Site Improvements and Parking Lot Infill Improvements, Fort Collins, Colorado
- First National Bank Boardwalk Drive-Thru Improvements, Fort Collins, Colorado
- First National Bank ADA Assessment, Greeley, Colorado
- Creek View Apartments, Greeley, Colorado
- Grace Point Senior Housing, Greeley, Colorado
- NorthWestern Energy Big Sky Substation Site Analysis, Big Sky, Montana
- Primrose School Building Improvements Site/Civil Design, Greenwood Village, Colorado



p 1-406-861-4297
kandren@sandersonstewart.com
www.sandersonstewart.com



EDUCATION

New Mexico State University, Las Cruces
B.S., Industrial Engineering, 1995

PROFESSIONAL & CIVIC AFFILIATIONS

Society for Marketing Professional Services (SMPS)

HONORS & AWARDS

National SMPS Marketing Excellence Merit Award,
Recruitment and Retention Category, 2018

ZweigWhite Best Firm to Work For, 2018

National SMPS Marketing Excellence Award, Recruitment
and Retention Category, 2014

SMPS Colorado Chapter Marketing Excellence Award,
Recruitment and Retention Category, 2014

Best Civil Engineering Logo Award, Civil Engineering
Central, 2009

KARI ANDREN

Kari is an Associate on the Leadership Team, working closely with the Board of Directors to implement numerous marketing processes and campaigns which promote the Sanderson Stewart brand. Major efforts include a corporate re-branding effort; launching a new, more user-friendly website; creating corporate identity standards for proposal submittals, reports, and marketing materials; and the creation and management of a client contact database.

In addition to her marketing duties for Sanderson Stewart, Kari leads the firm's Branding Studio, which provides graphic design and marketing services for a wide variety of clients. Services include brand development and promotion, website design and implementation, marketing plans and materials design, concept graphics, and 3-dimensional modeling.

EXPERIENCE

Project Manager: duties include project visioning, planning and design; resource allocation; client communications; and team leadership.

- Yellowstone Kelly Interpretive Site, Brand Architecture, Website Design, and Marketing Materials, Billings, Montana
- Montana Firefighter's Memorial 3D Rendering & Fly-through, Laurel, Montana
- Alberta Bair Theater Re-brand, Billings, Montana
- Billings NOW! Brand Architecture, Billings, Montana
- Annafeld Subdivision 3D Rendering and Video Fly-through, Marketing Materials, and Exhibits, Billings, Montana
- Billings Parks, Recreation, and Preservation Foundation Re-brand, Billings, Montana
- Sanderson Stewart Re-brand, Brand Architecture, Website Design, and Marketing Materials, Billings, Montana
- Shiloh Commons Brand Architecture, Website Design, Marketing Materials, and 3D Modeling, Billings, Montana
- 3D Concept Models for Annafeld Subdivision Potential Commercial Development and Drive Thru Restaurant for Coldwell Banker, Billings, Montana
- Farmstead Subdivision 3D Concept Model and Fly-through, Billings, Montana
- New Originals Craft Soda Website Design
- InterUrban Apartments Marketing Materials, Billings, Montana
- Interpointe Apartments Marketing Materials, Billings, Montana
- RusTek Builders Brand Architecture, Website Design, and Marketing Materials, Billings, Montana



TODD G. MESSENGER, ESQ.

Fairfield and Woods, P.C.
1801 California Street, Ste. 2600
Denver, Colorado 80202
D (303) 894-4469
tmessenger@fwlaw.com

BAR & COURT ADMISSIONS

Colorado

Florida

10th Circuit Ct. of Appeals

U.S. District Courts:

- Northern Dist. of Fla.
- Southern Dist. of Fla.

EDUCATION

J.D., Order of the Coif
Univ. of Fla.

Master of Public Admin.
Env. Growth Mgmt. Fellow
Fla. Atlantic Univ.

B.A., Highest Honors
Univ. of Fla.

AWARDS

Centennial Land Dev. Code -
Outstanding Planning Project,
CO Chapter, APA

Valparaiso Unified Dev.
Code - Outstanding Project
Honorable Mention, IN
Chapter, APA

Tangipahoa Parish Comp.
Plan - Outstanding Plan, LA
Chapter, APA

Zachary Unified Dev. Code -
Outstanding Project/Program
Tool, LA Chapter, APA

Edinburg Unified Dev. Code,
TX Chapter, APA

Downtown Master Plan, City
of Oviedo, Fla., Fla. Planning
and Zoning Association

Tamiami Tomorrow Corridor
Plan, Fla. Planning and
Zoning Association

EXPERIENCE

DIRECTOR

Fairfield and Woods, P.C.

Fairfield and Woods, P.C. is a general practice law firm that provides services in the areas of real estate, local government, water law, litigation, business, and wealth and succession planning. As a Director in the firm's real estate practice group, Todd maintains a diverse practice representing home-rule and statutory local governments, special districts, landowners, and developers in the areas of land use, development regulation, and real estate transactions, including:

- Providing strategic advice regarding, and drafting revisions for, development codes
- Negotiating and drafting development and improvements agreements
- Advocating for development approvals
- Negotiating, drafting, and managing purchase and sale agreements
- Negotiating and drafting easements, licenses, and leases
- Creating and implementing urban renewal authorities and plans

CODE PRACTICE LEADER

Kendig Keast Collaborative

Kendig Keast Collaborative is a national, multi-faceted planning and plan implementation firm with a focus on comprehensive and special area plans and implementing land development regulations. As the firm's national Code Practice Leader, Mr. Messenger served as strategic advisor or project manager / principal draftsman for code rewrite and code amendment projects. This work involved close communication with—and consensus-building among—elected and appointed officials, developers, planning staff, steering committees, the public, and other units of local government.

PLANNING LAW ATTORNEY

Siemon & Larsen, PA (now GrayRobinson)

Siemon & Larsen, PA was a nationally-known "boutique" law firm that focused on land use law, land development, and planning consulting. The firm's particular emphasis was community redevelopment. As a planning law attorney, Mr. Messenger managed development approvals; defended clients in code enforcement proceedings; negotiated development agreements; negotiated and prepared commercial real estate contracts; and conducted real estate closings. He also played a key role in land use litigation in state and federal courts (original actions, *certiorari* petitions, and appeals) for public and private sector clients.

In addition to the legal work, Mr. Messenger drafted community redevelopment plans and due diligence studies; provided redevelopment finance analysis and community redevelopment agency tax increment projections; drafted land development codes and code amendments (for public, private, and civic sector clients); and performed expert witness analysis.

REPORTED CASES

Vista Del Mar, L.C. v. City of Delray Beach, 12 Fla. L. Weekly Supp. 335b (Fla. 15th Jud. Cir. Jan. 18, 2005) and *Rosa Hotel Developers, et al. v. City of Delray Beach*, 10 Fla. L. Weekly Supp. 600b (Fla. 15th Jud. Cir. June 12, 2003) (both cases involved the question of whether City's failure to follow its own procedural rules constituted a violation of the essential requirements of law).

City of Delray Beach v. Dharma Properties, Inc., 809 So. 2d 35 (Fla. Dist. Ct. App. 2002) (effect of dismissal of removed federal claims on state court jurisdiction over formerly pendent state claims which had not been adjudicated).

Rectory Park, L.C. v. City of Delray Beach, 208 F. Supp. 2d 1320 (S.D. Fla. 2002) (whether municipality's land development regulations with regard to bonus density were sufficiently definite to fetter the discretion of the decision-makers as required by the due process clause).

Dharma Properties, Inc. v. City of Delray Beach, 8 Fla. L. Weekly Supp. 824b (Fla. 15th Jud. Cir. Oct. 17, 2001) (whether municipality's quasi-judicial development approval process violated due process and the essential requirements of law in light of ex parte communications, three-minute time restrictions on substantially affected neighbors, and other matters that related to the partiality of the tribunal).

SELECTED PRESENTATIONS

Presenter: "Subdivisions, Streets, and Access;" Colorado Land Planning and Development Law; Denver, CO (2018).

Panelist: "Ethics: Should *Ex Parte* Communication Be Allowed in Quasi-Judicial Proceedings? Why or Why Not?" Land Use Law: The Great Debates; Denver, CO (2017).

Panelist: "Living Small with Micro Housing;" Commercial Real Estate: Growing Pains & Gains; Denver, CO (2016).

Panelist: "Defining 'Sign' and Other Pesky Sign Regulation Problems;" The Art of "RE" (Colorado American Planning Association Annual Conference); Colorado Springs, CO (2016).

Presenter: "Why Your Sign Ordinance Could Fail Even the 'Laugh Test' (and What You Should Do About It);" Colorado County Attorney's Association Annual Conference; Colorado Springs, CO (2015).

Panelist: "Is It a Sign? Emerging Thinking on Sign Regulation;" CLE International Inaugural Local Government Law Conference; Denver, CO (2015).

Panelist: "Tailoring Community Sustainability Plans: Going Beyond the Checklist;" Western Planner APA Four Corners Conference; Santa Fe, NM (2011).

Panelist / Organizer: "Managing Growth and Cushioning Falls;" 20th Annual Rocky Mountain Land Use Institute Land Use Conference; University of Denver Sturm College of Law; Denver, CO (2011).

Panelist: "The Art (and Law) of Sign Controls;" Colorado Municipal League Annual Conference; Breckenridge, CO (2010).

Panelist / Organizer: "Chasing Green; Urban Form and Local Revenue Policy;" 19th Annual Rocky Mountain Land Use Institute Land Use Conference; University of Denver Sturm College of Law; Denver, CO (2010).

Panelist: "Integrating Sustainability Into Your Ordinance;" Indiana American Planning Association Fall Conference; Fishers, IN (2009).

Panelist: "Unified Development Codes;" Indiana Continuing Legal Education Forum Masters Convention; French Lick Resort and Casino; French Lick, IN (2009).

Instructor: "Place Making;" National Garden Club Landscape Design Study Program; Davie, FL (2003).

Panelist: "Quasi-Judicial Hearings;" Growth Management Short Course; Orlando, FL (2002).

PUBLICATIONS

"Subdivisions, Streets, and Access;" in Elliott, Donald, COLORADO LAND PLANNING AND DEVELOPMENT LAW (10th ed. 2015; 11th ed. 2018);

"Administration of Local Air Pollution Control Programs in Florida," 21 Fla. B. Envtl. & Land Use L. Sec. Rep. 1 (Dec. 1999).

"Transit-Oriented Development in the Sunbelt — Get Real," with Reid Ewing, 1552 Trans. Research Record 145-52 (1996).

"Appendix B: Mode Share Analysis — Land Use Influences," in Ewing, Reid, Pedestrian and Transit-Friendly Design, Fl. Dept. of Trans. (March 1996).



ENDURING COMMUNITY DESIGN

SANDERSON
STEWARD



Kim Meyer
Planning & Development Director
Town of Johnstown, Colorado
450 S Parish Ave
Johnstown, CO 80534

Dear Kim,

Per your email dated November 7th, 2019, I have prepared this letter in response to the questions posed in regarding our proposal to complete the Comprehensive Plan Update and Code Rewrite. This memo will respond to your two questions:

1. Will the \$140,000 budget amount remain valid?
2. Can the schedule be tightened up to complete the draft project by the end of 2020?

In response to these questions I am including a revised schedule and budget proposal.

Revised Project Budget:

Project Budget	Fee
PHASE 1: Focus (Kick-Off and Initial Coordination)	\$5,000
PHASE 2: Engage (Identify Priorities and Shared Values)	\$40,000
PHASE 3: Investigate (Review Existing Conditions)	\$15,000
PHASE 4: Evaluate, Draft, Iterate	\$45,000
PHASE 5: Implementation and Measurement	\$20,000
PHASE 6: Completion and Adoption	\$15,000
Total	\$140,000

The Revised project schedule is included on the next page for legibility.

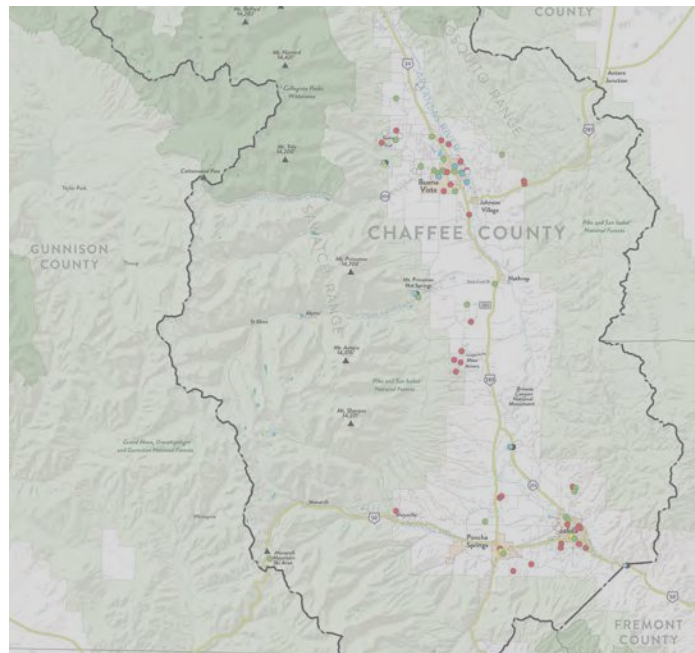
Sanderson Stewart is available to commence work on this project immediately. Please let me know if you have any questions.

Karl Barton



Senior Planner | Placemaking Studio

[illegible]



Town of Johnstown, Colorado

Proposal Response for Comprehensive Plan Update & Development Code Rewrite

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1 | Cover Letter

Dear Ms. Meyer,

Allow me to introduce you to CTA planning. We are a core group of planners and landscape architects based in Denver, however, we provide planning support to all of our offices throughout the Mountain West. We generally avoid work in the large metropolitan markets in favor of serving communities the size of Johnstown who are facing major growth issues and are struggling to retain portions of their rural or historic character while weighing inevitable growth options. We understand these issues of context and struggles of transition from rural to urban growth.

It's exciting, rewarding, and very difficult work. We have also excelled at it, which is why we keep coming back to places like Johnstown. Our planning work has promoted sustainable economic development and brought meaningful social and cultural benefits to many communities similar to the Town of Johnstown, Colorado. In both our professional work and in our ongoing research, we strive to promote our approach to planning design that:

- Maximizes Social Impact
- Engages Communities
- Optimizes Urban Resources
- Retains a sense of Place
- Communicates Values and Creates Value for All Involved

Our core team at CTA has worked in countless rural communities similar to Johnstown and have tackled similar issues. From Big Sky, Bozeman, Kalispell, and Whitefish, Montana to McCall, Driggs, and Boise, Idaho. Across North Dakota's Bakken Oil Fields, to Basalt, Salida, Buena Vista and Golden, Colorado. Planning in the Mountain West is unique but has similar needs for deliberate action. We have framed a scope of services that draws on our experiences in such rural towns while showing deference to the uniqueness of Johnstown, Colorado.

You will work directly with the following key leaders of CTA's Planning Team for the duration of the project:

Wayne Freeman | Principal-in-Charge
David Dixon | Project Manager/GIS Specialist/Planner
Stephanie Ray | Lead Community Engagement

Through our office located in Denver, Colorado, and with the support of our additional 12 offices throughout the United States, CTA will utilize a specialized and integrated group of planning, landscape architecture, architecture, and engineering professionals. Our philosophy embraces a fully integrated, multi-disciplined approach, structuring our teams to reflect the uniqueness of the communities where we work. The CTA team not only has the comprehensive planning and code development experience, but also sufficient depth of personnel and resources to assure responsiveness on this project.

CTA alone is comprised of over 450 professionals and support personnel representing the majority of disciplines and services required for your planned services. That may sound like an ominously large corporation, however, we started 82 years ago in the cow town of Billings, Montana, and we still retain those small-town roots but with a lot of resources to provide results for our clients' needs. **Think of us as a great-big-little firm.**

We do stuff a little bit different and our clients like us for “dancing out of the box.” Our team is prepared to work closely with you, the community, all project stakeholders and partners to make this comprehensive plan update and development code rewrite project a success.

We look forward to the opportunity to discuss our proposal with you and your team in further detail.

Sincerely,

CTA Planning



Wayne Freeman, RLA, CLARB
Principal-in-Charge and Legally Authorized to Bind CTA
waynef@ctagroup.com
406.599.7109

2 | Qualifications Statement

About CTA

CTA is a multi-discipline planning, architectural and engineering firm that was established in 1938 by Ralph Cushing and Everett Terrell. They knew the most effective and efficient way to provide professional planning services was to provide the service via a multi-discipline integrated design approach.

Thus, the core philosophy of CTA is centered on the integration of the planning, design and engineering disciplines on our projects. We still sincerely believe in that tenet, and as building and engineering systems become more sophisticated, we continue to add specialists to our staff that enable us to provide a complete, integrated package of services to our clients.

CTA has risen to the forefront of planning and urban design. Our master planning work has promoted sustainable economic development and brought meaningful social and cultural benefits to many communities.

CTA's long-range and current planning includes subdivision, zoning, mixed-use community design, market analysis, growth policies, area structure plans, master plans, comprehensive plans, code development, and housing studies. By applying our knowledge and experience, we provide clients with successful planning tools through creative implementation of broad planning concepts.

CTA Planning is uniquely joined with Landscape Architectural, Civil Engineering and Surveying disciplines to form CTA SITE. Again, further integrating planning and design. Our philosophy embraces a fully integrated, multi-disciplined approach, structuring our teams to reflect the uniqueness of the communities where we work.

Through our office located in Denver, Colorado and with the support of our additional 12 offices throughout the United States, CTA will present a specialized and integrated group of planning, engineering, landscape architecture, and architecture professionals for this project.

Our all-inclusive planning services allow us to approach each project holistically and comprehensively.

These services include:

- Comprehensive Plans

- Capital Improvement Plans
- Code Writing/Updates
- Zone Text Amendments
- Zoning Codes
- Master Plans and Subarea Plans
- Growth Policies
- Grant Writing
- Urban Design/Streetscapes
- Site and Master Planning
- Public Facilitation
- Market Analysis
- Park/Recreation Planning & Design
- Landscape Design
- Land Trust/Conservation Development
- Site Restoration and Reclamation
- Neighborhood/Residential Planning
- Visual Impact Assessment/Mitigation
- Contract Administration
- Construction Administration
- Campus Planning
- Planned Unit Developments

What Makes Us Different?

Our approach to our work is locally-based and hands-on, with the responsiveness and creativity of a small-scale office. At the same time, we are uniquely able to leverage the strengths and knowledge of a national design and planning firm, commanding the resources that have supported CTA's rise to the forefront of planning and urban design across the country and Canada.

At CTA, we treat our clients as friends. While we have a very large bench of professionals and support structure, we are steeped in a small office mentality. We are a great big, little firm.

- **EXPERIENCED:** Firm-wide, CTA has experience in leading challenging community and urban planning, visioning, and assessment of revitalization potential across the US. Our team is well-rounded, with experience and expertise in both public and private-sector planning, public infrastructure planning, public

outreach, GIS, and more. We listen carefully and develop planned solutions that clearly articulate the clients' goals.

- **DEPENDABLE:** Our firm has been in existence for over 80 years and has planned and designed dozens of urban plans, master plans, growth policies, area redevelopment plans and comprehensive plans in communities throughout the Rocky Mountain West.
- **COLLABORATIVE:** The CTA planning team is a multidisciplinary team of planners, architects, urban designers, landscape architects, and civil engineers who understand the value of close collaboration- we do all of our planning, surveying, and public outreach in-house and include our clients' input in every step of the process.
- **ENGAGED:** CTA is committed to stakeholder outreach and education. We tailor this dimension of our work specifically to each project and the decision-making process of our clients and communities to uncover the most meaningful and lasting vision for compelling and implementable comprehensive planning.
- **RESPONSIBLE:** CTA, as a firm, has led the design of several hundred LEED Certified, Silver, Gold, and Platinum projects to date. As a firm-wide strategy, we assign performance benchmarks (social, environmental, and economic) to all of our projects to help track the performance of our designs over time.
- **OTHER RELEVANT STUFF:** We like to have fun. You are going to work hand-in-glove with a planning consultant for the next 18 months. Know this; We take planning seriously but we ain't boring. We like to try new things, get creative and encourage our clients to enjoy the planning process.

2 | Qualifications Statement

Our Experience

CTA is confident that we have the depth of experience, qualifications, and professional staff necessary to perform and provide a comprehensive plan update and development code rewrite for the Town of Johnstown, Colorado.

Our comprehensive and integrated methodology allows for efficiency, objectivity, and transparency in our process. CTA provides the balanced mix of planning principles, statistical market analysis, and economic development necessary for planning services of this scale and complexity.

Over the past decade, CTA's lead team of planners and land-use economists have conducted similar planning services including community master plans, comprehensive plans, growth policy updates, and area structure plans for a range of similarly sized counties and communities across North America.

Our project experience illustrates that we know how to provide thorough, accurate, objective analyses of rural and urban design, policy and infrastructure, and understand planning principles that respect and celebrate local environments. We are also experts in rural and mountain community comprehensive and master planning leading into code development.

We understand planning in the west, rural values, and what it means to fight for water. Our team understands that planning is about maintaining and improving quality of life to ensure the best and most efficient use of public and private resources.

Our planning approach promotes a sense of pride in all aspects of living and working. With a commitment to integrity and innovation, our team of skilled professionals works closely with clients to develop successful and compelling projects that breathe life into communities while recognizing the need to preserve rural assets that define Place.

We encourage you to contact our clients and hear first-hand from them the level of expertise and client service that CTA brings to their projects.

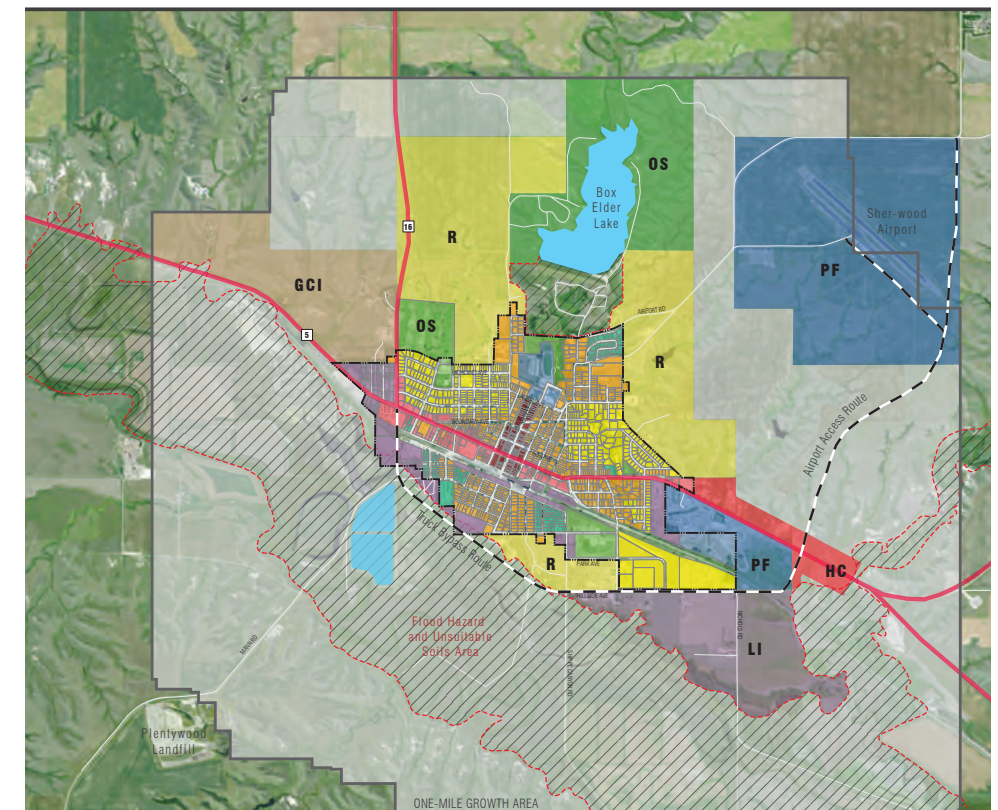
We have completed numerous Community Master Plans, Comprehensive Plans, Growth Policy Updates and Engagement

Services for the following communities, for a select few, we have provided project narratives, imagery and references in this proposal response.

Significant recent CTA rural community planning efforts developed by the core team members proposed herein include:

- Basalt, CO*
- Belgrade, MT
- Big Sky, MT
- Boise, ID
- Bozeman, MT
- Browning, MT
- Buena Vista, CO
- Carbon County, MT
- Chaffee County, CO*
- Churchill, MT
- Columbus, MT
- East Helena, MT
- Gallatin County, MT
- Gardiner, MT
- Granite County, MT
- Helena, MT
- Heart Butte, MT
- Kalispell, MT
- Lambert, MT
- Lewistown, MT
- Libby, MT
- Livingston, MT
- McCall, ID
- Melfort, SK
- Missoula, MT
- Red Lodge, MT
- Spruce Grove, AB
- Stillwater County, MT
- Weyburn, SK
- White City, SK
- White Sulphur Springs, MT

*currently underway



2 | Qualifications Statement

BY THE NUMBERS

450+
professionals

\$600m+
annual construction volume

80+
years in business

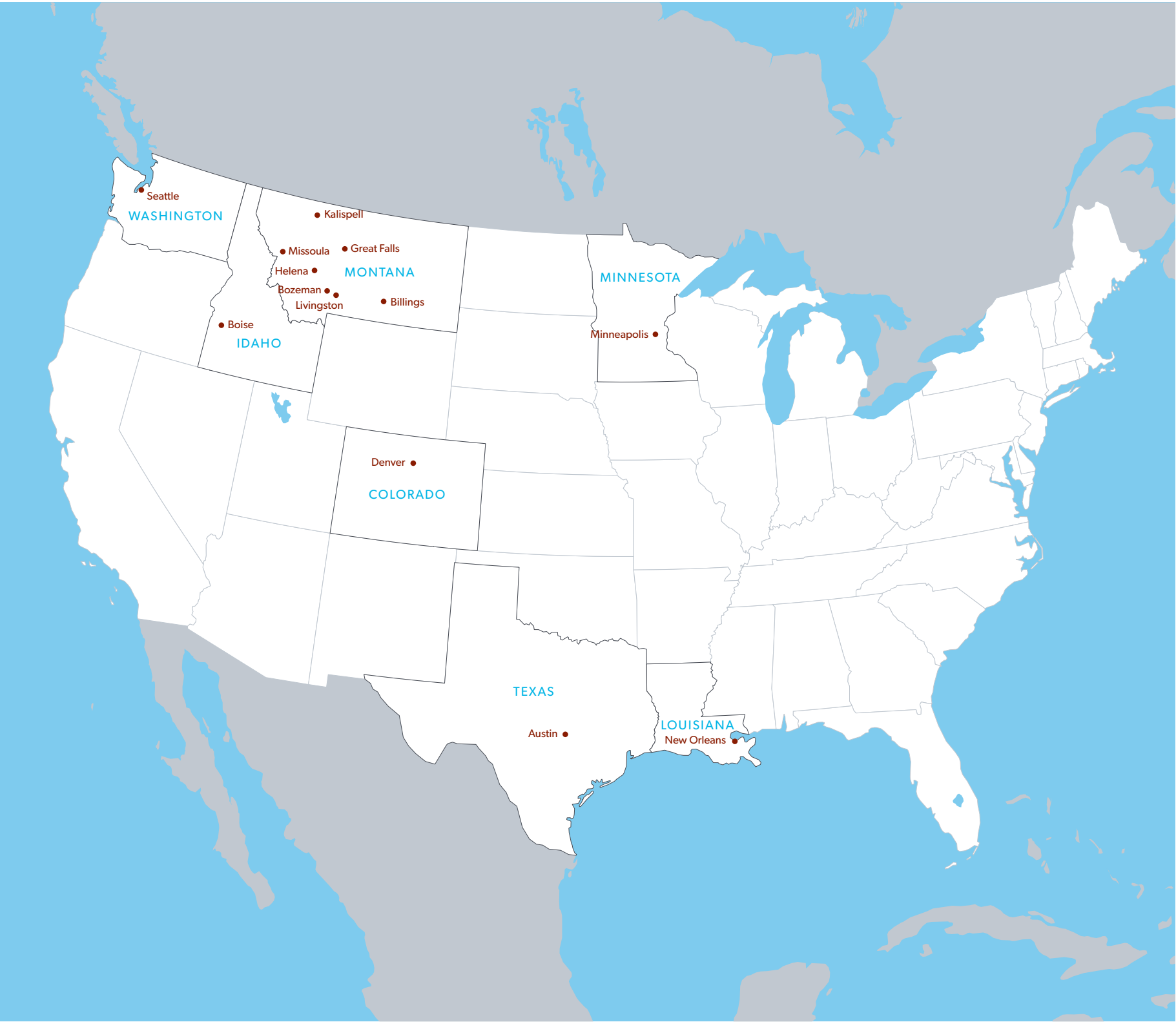
50+
LEED accredited professionals

13
office locations

1
customer-driven mission

OFFICE LOCATIONS

COLORADO	Denver
IDAHO	Boise
LOUISIANA	New Orleans
MINNESOTA	Minneapolis
MONTANA	Billings
	Bozeman
	Great Falls
	Helena
	Kalispell
	Livingston
	Missoula
TEXAS	Austin
WASHINGTON	Seattle



OUR DESIGN SERVICES

- ARCHITECTURE**
- ENGINEERING**
Civil · Electrical · Environmental
Industrial Hygiene · Mechanical
Plumbing · Structural · Refrigeration
- BUILDING COMMISSIONING
- CONSTRUCTION ADMINISTRATION
- ENERGY MODELING & CONSERVATION
- FACILITY MANAGEMENT
- FIRE PROTECTION
- COMPREHENSIVE PLANNING**
GRAPHIC DESIGN /
MULTIMEDIA DESIGN / WAYFINDING
- HISTORIC PRESERVATION
- INTERIOR DESIGN / FURNISHINGS
- IT / COMMUNICATION SYSTEMS
- LANDSCAPE ARCHITECTURE**
LIFE CYCLE COSTING
- MARKET ANALYSIS
- ROOFING / BUILDING
ENCLOSURE CONSULTING
- SECURITY /
ACCESS CONTROL DESIGN
- CODE DEVELOPMENT**
SPACE PLANNING
- SUSTAINABLE DESIGN / LEED®
- VALUE ENGINEERING

2 | Qualifications Statement

Organizational Chart

Our collaborative team can often be found all over Montana and Colorado working together on a variety of projects. We can assure you we've assembled a strong team with diverse knowledge and capabilities to deliver an excellent product.

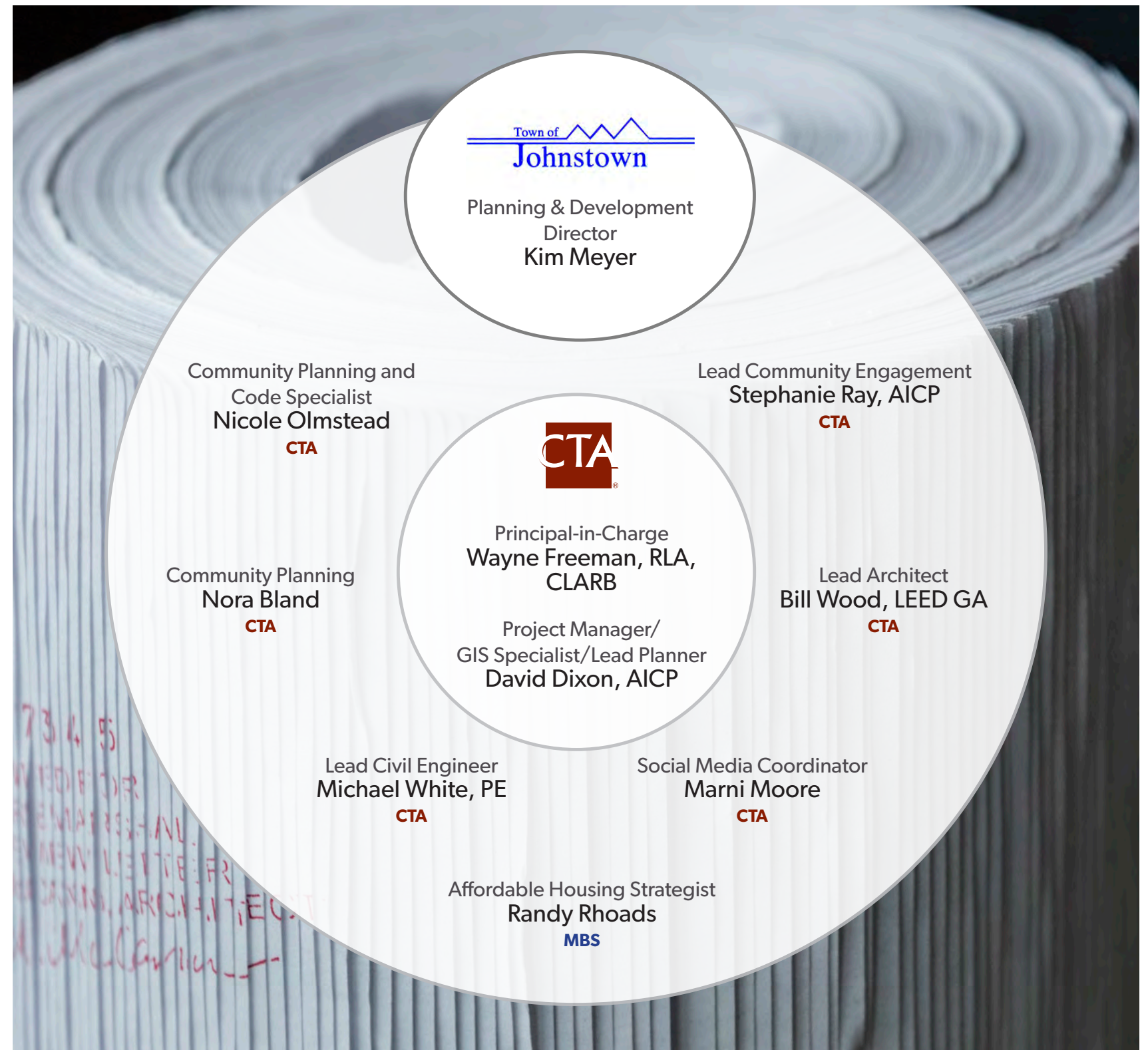
Your project will be managed and developed mostly from our Denver planning office with input and support from our Bozeman office.

Your project will be led by Denver-based Principal-in-Charge, Wayne Freeman, RLA, CLARB. Wayne is a Principal and the Principal-in-Charge of CTA SITE, the group within CTA that includes the company's civil engineers, landscape architects, surveyors, and planners. He has nearly 35 years of experience in land planning, landscape architecture, urban, and environmental planning. In addition to traditional land planning and design experience, Wayne has directed two large land trusts in the Midwest. Wayne has managed teams of professionals in planning design and construction of projects as varied as community park projects to corporate buildings.

Your project will be managed by Denver-based David Dixon, AICP. He is experienced in land planning, site development planning, code development, urban design, and comprehensive planning for rural and urban communities. David has completed comprehensive plans, master plans, feasibility analyses, and redevelopment plans in towns, cities, counties, provinces, and states across the Western US and Canada. In addition, David also brings a specialization in GIS to the project team.

Stephanie Ray, AICP, Community Engagement Lead, has 20+ years in planning and project management and specializes in public engagement and participation. Stephanie will keep the team engaged and communicating throughout the project, facilitating creative solutions and making sure that critical milestones are met and the community is engaged.

We have added McCormack Baron Salazar to our team for their affordable housing expertise, specifically the expertise of Randy Rhoads. Note, all other required services will be performed in-house by CTA.



2 | Qualifications Statement



WAYNE FREEMAN, RLA, CLARB
PRINCIPAL-IN-CHARGE (CTA)

REGISTRATION

Landscape Architect / AR, AZ, CA, CO, ID, IL, KS, MN, MT, NV, NM, OR, WA, BC, SK

EDUCATION

Bachelor of Landscape Architecture
University of Illinois

As Principal-in-Charge (PIC), Wayne will be responsible for the team's performance - making certain that every resource necessary to make this effort successful is dedicated to you. As a principal, Wayne has nearly 35 years of professional experience in landscape architecture, land planning, urban planning, and multi-discipline project delivery.

As the firm's senior practicing landscape architect, he often is the principal in charge for complicated and diverse projects. He did his first comprehensive plan and wrote his first development code in 1991 for his hometown of Godfrey, Illinois.

Wayne is an expert in conservation easements and conservation land trusts. He has served as Executive Director of two successful regional land trusts in his career and has authored more than 70 conservation easements. Wayne has lectured extensively on creative conservation easement tools and their use with private/public partnerships to preserve critical lands and as planning tools to promote targeted economic development.

Wayne's urban, community, and regional planning work has included land decisions on thousands of acres of land trust land and consulting on projects across the U.S., Western Canada, Europe and Pacific Rim.

- Belgrade Growth Policy Update and Park and Recreation Master Plan; Belgrade, MT
- Chaffee County Comprehensive Plan Update; Chaffee County, CO
- Town of Basalt Master Plan Update; Basalt, CO
- Trout Creek Land Planning and Park Master Plan; Buena Vista, CO
- Buena Vista Land Use Study; Buena Vista, CO
- Spruce Grove Area Structure Plan; Spruce Grove, AB
- South Kalispell Urban Renewal Plan; Kalispell, MT
- East Billings Downtown TIF District; Billings, MT
- Medical District Master Plan; Great Falls, MT
- Village of Godfrey Comprehensive Plan; Godfrey, IL
- Alton Riverfront Redevelopment District; Alton, IL
- Tug Fork Greenway Project, 125-mile river corridor master plan for NPS, WV, KY, & VA
- Oregon Trail Scenic Byway Corridor Master Plan; Torrington, WY
- Meeting of the Great Rivers Scenic Byway; Alton, IL
- 5,000 Acre Land-use Plan, Theodore Roosevelt Medora Foundation; Medora, ND
- Piasa Creek Watershed Project, 135-square -mile environmental preservation planning project



DAVID DIXON, AICP
PROJECT MANAGER/GIS SPECIALIST/PLANNER (CTA)

REGISTRATION

Certified Planner / National Certificate (AICP)

EDUCATION

Master of Urban Planning
University of California-Los Angeles

David is an Urban Planner in CTA's Denver Office. He is experienced with land planning, urban revitalization, site development planning, urban design, and comprehensive planning for urban and rural environments. David has completed long-range plans, master plans, feasibility analyses, and redevelopment plans in towns, cities, counties, provinces, and states across the Western US and Canada. He has written development code for communities in the west facing significant growth issues.

His approach to urban planning synthesizes a community's vision with market realities and the local regulatory framework to deliver a practical list of buildable projects. In addition, David brings a specialization in GIS to the project team.

- Belgrade Growth Policy Update and Park and Recreation Master Plan; Belgrade, MT
- Chaffee County Comprehensive Plan Update; Chaffee County, CO
- Town of Basalt Master Plan Update; Basalt, CO
- Contributing Author, "Commercial & Mixed-Use Development Trends in the Rocky Mountain West," Sonoran Institute
- Trout Creek Land Planning; Buena Vista, CO
- CCDC Shoreline District Framework Plan; Boise, ID
- South Kalispell Urban Renewal Plan; Kalispell, MT
- Carbon County Comprehensive Plan Update; Carbon County, MT
- Sheridan County Growth Policy Update; Sheridan County, MT
- Plentywood Growth Policy Update; Plentywood, MT
- Granite County Growth Policy Update; Granite, MT
- Streetscape Plan; Roberts, MT
- Community Needs Assessment HRDC; Bozeman/Gallatin/Meagher/Park Counties, MT
- City of Ray Current and Long-Range Planning; Ray, ND
- City of Boise Lusk District; Boise, ID
- Downtown Revitalization Study; Spruce Grove, AB

2 | Qualifications Statement



NORA BLAND
COMMUNITY PLANNING (CTA)

EDUCATION

Bachelor of Science in Urban Planning; Virginia Commonwealth University

Master of Urban and Regional Planning; University of Colorado Denver

Nora recently joined CTA after graduating with a Master of Urban and Regional Planning and a background in nonprofit work and sustainability planning. Nora is passionate about creating places and spaces that are beautiful, equitable, affordable, and sustainable.

Most recently, Nora worked with Lake County, Colorado on a capstone project to recommend and design a site for affordable housing development. She conducted an affordable housing market study and designed and led a community meeting that engaged residents through interactive polling and design charrettes.

- **Chaffee County Comprehensive Plan Update; Chaffee County, CO**
- **City of Lakewood Sustainability Planning***
Development of reports, advertisements, and social media campaigns through data collection, analysis, and management, as well as graphic design and creative visual communication; Engage with the public through educational campaigns and open discussion forums on topics related to sustainability; Conduct research, perform data analysis and visualization, and do graphic design for projects that further the goals of the Lakewood Sustainability Plan.
- **University of Colorado Denver Teacher's Assistant for the Planning Profession Course***
Nora assisted Ken Schroepel, PH.D. in teaching the Planning Profession course by helping with technology workshops, grading assignments, and giving one-on-one student tutorials.



NICOLE OLMSTEAD
COMMUNITY PLANNING/CODE SPECIALIST (CTA)

EDUCATION

Bachelor of Science in Resource Conservation; University of Montana, Missoula

AFFILIATIONS

American Planning Association (APA), Member
Montana Association of Planners (MAP), Member
American Association of Code Enforcement (AACE), Member

Nicole brings strong public-sector experience in project review, compliance and analysis of use permit entitlements. With over 10 years in state and local government, Nicole is versed in subdivision, drinking water, wastewater, floodplain and zoning regulations and review processes. Nicole's experience includes analysis of complex entitlement projects, code updates, grant programs, environmental review, and project management. While working with Gallatin County, Nicole was critical in the creation of the comprehensive Gallatin County Zoning Administrative Regulation and initiated and lead cross-jurisdictional collaboration with the County Attorney's Office, the Department of Planning and Community Development and the City-County Health Department to enforce environmental and land use regulations.

- **Chaffee County Comprehensive Plan Update; Chaffee County, CO**
- **Montana Heritage Center; Helena, MT**
- **Gallatin County, Montana Zoning Administrative Regulation***
Creation of a new administrative regulatory framework applicable to 15 county districts. As head of the Compliance Department, Nicole was responsible for drafting new regulatory language and collaborated extensively with other county departments to develop regulations focused on alleviating variability in process, criteria and legal authority across 15 zoning districts.
- **Gallatin County, Montana Community Decay Ordinance***
Update to an existing ordinance in order to regulate, control, and prohibit conditions that contribute to community decay on or adjacent to any public roadway within the county. Nicole's responsibilities included identifying provisions needing improvement, drafting new language and shepherding the ordinance through the adoption process.

**projects completed prior to joining CTA*

2 | Qualifications Statement



STEPHANIE RAY, AICP
LEAD COMMUNITY ENGAGEMENT (CTA)

REGISTRATION

Certified Planner / National Certificate

EDUCATION

Bachelor of Psychology, St. Martin's University
Master of Communication/PR, Montana State University

Stephanie brings 20+ years of municipal planning, project management, and oversight to the project team. She specializes in public engagement and participation. Stephanie will keep the team engaged and communicating throughout the project, facilitating creative solutions and making sure that critical milestones are met and the community is engaged.

Additionally, she is well versed in zoning regulations and municipal process and will assist in reviewing and recommending proposed policy changes as well as provide quality control and assurance. Stephanie will assist with public outreach and education and will attend some of the public meetings to help convey the regulations to a variety of end users, whether it is the Town, developer, citizen, or other regulatory agency.

- Belgrade Growth Policy Update and Park and Recreation Master Plan; Belgrade, MT
- Chaffee County Comprehensive Plan Update; Chaffee County, CO
- Town of Basalt Master Plan Update; Basalt, CO
- Prickly Pear Land Trust; Helena, MT
- City of Yelm, Program/Project Manager; Yelm, WA
- South Kalispell Urban Renewal Plan; Kalispell, MT
- Ridge Major PUD Amendment; Bozeman, MT
- Kalispell North Town Center; Kalispell, MT
- Blackfeet Industrial Park; Browning, MT
- Lamping Field, Montana Environmental Trust Group; Helena, MT
- Carbon County Floodplain Management; Carbon County, MT
- Zoning Ordinance, permitting processes, general planning services; City of Grenora, ND and Ray, ND
- Albertsons Companies; Land Entitlements and Site Planning; Various Locations Nationwide
- Boise Shoreline District Master Plan; Boise, ID



BILL WOOD, AIA, LEED GA
LEAD ARCHITECT (CTA)

REGISTRATION

Architect / CO

EDUCATION

Bachelor of Science in Environmental Design, University of Colorado at Boulder

Bill brings with him 24 years of preservation experience in all aspects of historic preservation, preservation analysis, detailing, design and specifications. He has successfully led designs using the Department of the Interior's Standards for Preservation in the States of Colorado, Wyoming, New Mexico and Arizona. Bill is a Grants application reviewer for the State of Colorado and he also volunteers with outdoor initiatives that work for the stabilization of existing historic structures in Colorado's high country.

Outside of preservation work, Bill is a licensed architect and project manager with an extensive portfolio in detail and specification work for intense projects with entities such as the National Park Service, the U.S. Postal Service, and the State of Colorado.

- Foothills Park and Recreation District, Grant Amphitheater, Littleton, CO*
- Carbon County Museum, Renovation and Preservation; Rawlins, WY*
- Avon Hotel, Preservation and Renovation; Silverton, CO*
- Auraria Higher Education Center, St. Cajetan's Historic Window and Foundation Repair; Denver, CO*
- Denver Public Schools, Bryant Webster Elementary School Preservation and Window Replacement; Denver, CO*
- City of Denver, Washington Park Boat House and Neighborhood House Renovation; Denver, CO*
- Town of Cripple Creek, Fire Station #3 Preservation and Reconstruction; Cripple Creek, CO*
- United State Postal Service, Kemmerer Renovation and Preservation and Yellowstone Window Restoration; Kemmerer and Yellowstone, WY*
- Regis University, Carroll Hall Renovation; Denver, CO*
- University of Colorado, Libby Hall/Cheyenne-Arapaho Hall, Portico Paver Replacement; Denver, CO*
- City of Longmont, Roosevelt Park Memorial Building Renovation and Addition and Roosevelt Park Master Plan and Design; Longmont, CO*
- State of Colorado, Canon City Armory Renovation; Canon City, CO*

**projects completed prior to joining CTA*

2 | Qualifications Statement



MICHAEL WHITE, PE
LEAD CIVIL ENGINEER (CTA)

REGISTRATION
Engineer / CO

EDUCATION
Bachelor of Science in Civil Engineering
Drexel University

Mike brings over thirteen years of broad-based professional experience in civil engineering design and project management. He has worked on all phases of projects with both private and public entities and carries a diverse portfolio of engineering projects that includes land development for residential and commercial product in municipalities throughout the Denver Metro Region and nationally. Mike is passionate about fostering valuable and recurring client relationships and is dedicated to providing technical excellence to the communities we serve.

- **Chaffee County Comprehensive Plan Update; Chaffee County, CO**
- **Town of Basalt Master Plan Update; Basalt, CO**
- **Buena Vista Land Use Study; Buena Vista, CO**
- **O’Brien Subdivision; Wheat Ridge, CO**
- **Les Schwab Tire Centers; Utah, Idaho, Wyoming**
- **Boulders at Buena Vista; Buena Vista CO***
- **Boulders at Homesteader; Jefferson County, CO***
- **West Pace Village Forensics Engineering; Auburn, AL***
- **Floor & Décor; Mission Viejo, CA***
- **Apex Community School, The Meadows; Castle Rock, CO***
- **Top Golf; Thornton, CO***
- **Renaissance Secondary School; Castle Rock, CO***
- **Empire Nissan; Lakewood, CO***
- **Denver Justice Center; Denver, CO***
- **Hampden Avenue/Hwy 285 Widening; Lakewood & Englewood, CO***
- **Avana on the Platte Apartments; Sheridan, CO***
- **5151 Downtown Littleton; Littleton, CO***

**projects completed prior to joining CTA*



MARNI MOORE
SOCIAL MEDIA COORDINATOR (CTA)

EDUCATION
Bachelor of Arts in Cultural Anthropology; University of Oregon

Marni is a communications professional with 18 years of experience in internal and external communications. Her current focus is on digital (web and blog) and social media content. She will coordinate and collaborate with the Town of Johnstown to craft compelling social media messaging (Facebook, Instagram, Twitter, Town Blog) regarding the comprehensive plan update process including creating social media event pages for community meetings and workshops.

- **Social Media Campaigns:** Creating, Scheduling, Managing, Analyzing CTA social media campaigns on all social channels including LinkedIn, Facebook (14 individual office pages and corporate CTA page), Instagram (corporate and “People of CTA” accounts), and Twitter.
- **Rebranding Efforts:** Working with CTA’s Digital Communications Manager, Marni has been very involved in the firm’s initial discussions and refined decision to rebrand the firm name including updates on all social media channels.
- **Content Creation:** Developing messaging to highlight CTA’s many service sectors and vertical markets via the company blog and company social media channels.

**projects completed prior to joining CTA*

2 | Qualifications Statement



RANDY RHOADS

AFFORDABLE HOUSING STRATEGIST (MBS)

REGISTRATION

Architect / CA

EDUCATION

Bachelor of Architecture, Kansas State University

Mr. Rhoads has more than 25 years of experience in the design of residential, commercial/retail, educational, and governmental/institutional projects.

As a McCormack Baron Salazar project architect, Mr. Rhoads' main responsibility is to guide the physical plan from initial master plan conception through construction in order to guarantee a McCormack Baron Salazar solution: a high-functioning, high-quality, well-designed, safe, and connected community. In order to fill this vision, Mr. Rhoads manages, coordinates, and critiques the work of outside architects and planners, civil and structural engineers, and environmental consultants. He is also responsible for procuring professional services and general contractors, evaluating cost estimates, value engineering, supervising document development, observing construction, and coordinating meetings with neighborhood and tenant associations.

Randy has served as an affordable housing strategist consultant for CTA on numerous occasions.

- **Town of Basalt Master Plan Update; Basalt, CO**
- **Chaffee County Comprehensive Plan Update; Chaffee County, CO**
- **East Billings TIF District; Billings, MT**
Advisor and workshop facilitator
- **Big Sky Workforce Housing Strategist; Big Sky, MT**
- **6 North Multifamily Building; St. Louis, MO**
Lead architect for 6 North in St. Louis, MO, the first multifamily, mixed-income building in the U.S. to incorporate universal design features into every unit.
- **Tremont Pointe; Cleveland, OH**
Lead project architect for Tremont Pointe in Cleveland, OH, which was one of the first affordable housing developments to be certified under the Enterprise Green Communities Criteria.
- **University Place Homes; Memphis, TN**
Lead project architect for University Place which achieved LEED for Homes Certification in 2009 and LEED for Neighborhood Development certification in 2010.
- **North Sarah Apartments; Durham, NC**
- **East Side/Wheatley Courts, Choice Neighborhood Implementation Grant; San Antonio, TX**
- **East Liberty/Larimer, Choice Neighborhood Implementation Grant; Pittsburgh, PA**

3 | Project Approach and Understanding

Project Management Approach

CTA prides itself on taking a proactive approach to project management by establishing a Project Management Plan (PMP) at the outset of any project. The PMP outlines the project vision and key objectives, in this case, to deliver a successful comprehensive plan update within the required timeframe and budget in order to meet the Town's long-term planning needs. In addition to proactively creating a project management approach, CTA project management integrates a Communications Plan, Change Management Plan, and Quality Control Plan.

Communications Plan

CTA presents a streamlined communication plan with open access to project staff. We practice an internal communication management strategy to keep all project team members tied into key project decisions in order to facilitate open and productive dialogue. Wayne Freeman will serve as the main point of contact for the Town of Johnstown. He will always be accessible. His cell is 406.599.7109 and will answer unless he is in a meeting or on a plane.

- One Point of contact
- Direct contact with the planning team
- Direct access to Principal-in-Charge

Change Management Plan

CTA practices a proactive approach to change management. By defining our project scope as clearly as possible in the initial phases, we attempt to incorporate and thoroughly explain project contingencies and our approach to mitigating these contingencies. We communicate the project scope and risks to the overall project vision during the project kick-off meeting, and by keeping open and clear communication with the Town from the start, we inherently involve Town staff for feedback, ideas, and discussions.

Responsiveness and Team Coordination

Our team members are well-versed in monitoring schedules, achieving milestones, and working through scope changes. With CTA, Johnstown stakeholders can expect the highest form of professionalism and best management practices to see the project through completion. As you will see from our proposed scope of work, CTA believes communication is the key to executing a successful project and has allocated many hours for coordination and progress meetings.

Project Understanding

We stated in our cover letter; we know what you're facing. We live in Denver and we know what small agricultural communities are facing on the Front Range. It's similar to what communities are facing everywhere we work in the new west, only Colorado's Front Range is on steroids. How do you plan for inevitable growth and a wholesale landscape level change of land use? How do you preserve portions of the small-town agrarian character of Johnstown when dollars and outside development pressure pours in? How do you find room for conservation of land when land values are skyrocketing? These issues are central to today's Johnstown and we have the history, planning techniques, and participation tools to lead your community in identifying, defining, and moving a vision for the Town's future.

We know conflicting and often confounding land use pressures will meet on the outskirts of your town. We appreciate the difficulties such an oddly shaped municipal boundary will bring to your project (see our work example in Basalt, Colorado).

We also understand the pressures and costs that massive residential growth can make on a community. How do you augment that residential growth by cautiously encouraging a commercial tax base without selling out your rural small-town character?

We feel the answers to this provocative series of questions are found within the hearts and souls of your residents; new and native combined with a talented team of planning professionals who have been there before. We also feel we have tested and proposed a unique process through the scope of work on the following pages. We have thought hard about how to move forward with the Town of Johnstown project and are anxious to start.



4 | Work Plan, Deliverables, and Schedule

If you review our project list, you will see that we specialize in rural western communities being confronted with rapid growth. Colorado is facing this issue, and we are uniquely qualified to help you with your comprehensive plan and development code update. Whether comprehensive plans, area structure plans, community master plans, or zone rewrites, CTA Planning specializes in municipal and county planning.

The making of a comprehensive plan is more often about a steady but flexible process than about a rigid vision of what the community wants to be prior to going through the planning exercise. It's the nature of the comprehensive planning game.

Given all the potential directions that the course of the next year and a half may take the planning process, we feel it is critical to the planning effort to organize the process in areas of "mindset" with associated planning tasks. This thought process is juxtaposed against narrow and firm preconceived notions of what we are going to accomplish which leads to consultant driven solutions instead of community driven vision. We propose to approach the project in the following broad frames of perspective:

- ANNOUNCE the project to the greater community.
- GATHER extensive background data and existing resources about Johnstown
- EXPLORE various opportunities and challenges that the Town of Johnstown presents.
- CHALLENGE findings or suggestions resulting from the initial planning process.
- NARROW options identified during the planning process.
- RECOMMEND a series of creative solutions that result in long term comprehensive plan.
- CRAFT a flexible, creative, and user-friendly development code

We have aligned our proposal and scope of work to rely heavily on visual documentation and media. We propose three major products that will encompass the resulting comprehensive plan update and a fourth that takes the information gathered during the outreach and planning process and develops a state-of-the-art development code for Johnstown. The first is an updated comprehensive planning document that is heavy on mapping, scenario planning, graphics, and charts in a user-friendly written report that summarizes process, findings and community vision.

As part of the process, we want to further the value and use of the project by having a website created for the comprehensive plan that can be regularly updated to give interim progress in real time. This is a key component in our effort to maximize our outreach component. The project website will be

used to announce public meetings, take surveys, garner feedback, and as a tool to advance the planning process by giving every citizen in the Town of Johnstown the power to follow and become a vested participant in their comprehensive plan and equally critical during the development code rewrite to gain feedback in real time as decisions are being made about code.

1.0 ANNOUNCE

It is important that the Town make a strong announcement about the effort to develop a comprehensive plan update for Johnstown. The reasons are persuasive and extensive including:

- Johnstown is at a crossroads for growth, housing, economic viability and change.
- The Town has one chance to frame the project to the community.
- A strong announcement has a way of paving a path forward for successful participation in the planning effort with increased community support. Broad and active public participation from all viewpoints are key to successful comprehensive planning.

TASK 1.1 PROJECT KICK-OFF STAFF MEETING

To hit-the-ground-running, the team will hold a full-day/two-part staff meeting/workshop to establish ground rules and set the course for the next eighteen months of planning work. Major elements for discussion include:

- Establish Goals for the plan
- Confirm Schedule including an 8-month community engagement calendar
- Identify early critical community leader interviews
- Evaluate possible venues for workshops and meetings
- Identify potential Op/Ed writers, media opportunities and other conveyances to the public
- Establish Key Contacts
- Build out the outreach team

TASK 1.2 BUILD OUT THE OUTREACH TEAM

CTA will work with Johnstown to establish a team of ten to twelve key connected individuals within the Town who have (2) two basic qualities and (1) one responsibility. They first must support the comprehensive plan update and second must have deep connections within the community. Their one task is to reach out to their network of friends and contacts and encourage them to participate in the open houses and other planning efforts. CTA will work with

this group to train them and reach out to their contacts. Local citizens are key to the outreach process. CTA can coordinate the work, but we need locally engaged volunteers to make the process a true success. CTA will utilize our network and email system as well as our project website to alert and update our outreach team.

TASK 1.3 SOCIAL MEDIA DEVELOPMENT

CTA will work with the Town to establish and develop social media content including a project Facebook page and Twitter accounts. CTA will advertise open house and neighborhood meetings on Facebook and use the medium to gain input throughout the course of the project.

The team will refresh the page regularly for events such as topic discussion takeovers and other ways to keep the site interesting and useful.

Equal attention will be paid to Twitter and Instagram accounts where crossover uses for content will be gained. These platforms will help us reach out to greater audiences and drive citizens to the website for survey updates and news.

TASK 1.4 DEEP-DIVE HISTORIC FILE/BACKGROUND RESEARCH

The team will work with staff and other agencies such as town planning to do file search for existing relative data, studies and information relative to the comprehensive plan. The team will obtain all recent relevant studies leading up to the comprehensive plan, infrastructure data including utilities mapping, any available GIS data, public works information, etc.

2.0 GATHER

Following on the heels of the deep dive document effort, the team will remotely begin the process of gathering and developing information relative to the project.

TASK 2.1 ABSORB & UNDERSTAND

The team will work largely remotely during this phase of the project gathering data and developing tools to be used throughout the planning process. Work to include:

- Phone Interviews

4 | Work Plan, Deliverables, and Schedule

- Developing maps
- Establish/Advertise Bang the Table
- Create project Facebook page, Twitter, and Instagram accounts
- Data Research
- Develop Surveys for both Bang the Table software and CTA's smart phone data response system
- Conducting Zoom meetings with project team including Town Staff
- GIS development
- Create Website
- Build Outreach Team
- Study Infrastructure
 - Analysis of conditions of water, wastewater, and Town roads
 - Capacity for growth
- Identify Neighborhood Hosts
- Recreation and Tourism
- Review Transportation Data
 - Long Range Plans
 - Conditions Assessment
 - ADT's
- Explore/Interview growth issues in Johnstown over the past ten years.
 - Population Growth
 - Major Economic Development Projects (public/private)
 - Taxation
 - Transportation Projects
 - Average Job Growth/Unemployment

TASK 2.2 PROJECT KICK-OFF PUBLIC WORKSHOP

The team will hold a community-wide project kick-off to gain traction on the project. The bulk of the meeting will be overall discussion of process and use of smart phone data response system to gain real time feedback on a broad array of planning topics that will be addressed over the course of the year-long planning exercise. The intent is to gain a baseline feeling of interested parties and judge against same data later in the project. Major elements of the Project Public Kick-Off Workshop include:

- Training session for community facilitators
- Storytelling and place capture exercise
- Mapping Exercise
- Push Pin attendance Mapping
- Broad speaking opportunity on Johnstown
- Utilize CTA's smart phone data response software to gain real time feedback on structured presentation/visual planning survey

INTRODUCTION TO BANG THE TABLE!

How do we responsibly and cost effectively gain community support, provide a positive, non-confrontational forum for discussion, and create a process that involves all facets of the community in this comprehensive plan? Let's BANG THE TABLE!

The team proposes the use of one of the fastest growing community engagement software platforms...www.bangthetable.com to create an effective, inclusive, innovative community engagement process that will achieve the goals of this comprehensive planning effort and be an on-going resource for Johnstown to stay engaged with all its citizens.

The key components of the Bang the Table platform that we will utilize for this project include:

- Custom URL
- Surveys: Overall surveys that can ask questions regarding the vision, direction, and overall growth of the Town of Johnstown. Bang the Table surveys are formatted much like the well-known Survey Monkey Platform.
- Polls: Polls are used throughout the master plan process, and beyond, to test the community on simple questions to which we want quick answers.
- Guestbook: Citizens can sign in and stay up to date on the entire master plan process and stay engaged in the Bang the Table platform well beyond the master plan effort.
- Stories: This is an important tool to communicate the project to everyone that visits the website.
- Places: All the information that might be shared in an open house setting can now be captured in this software. Citizens can identify special places, or problem places, or a new vision for how they see a place.
- Ideas: Citizens interacting with the software can also share specific ideas – everything from design elements they envision to suggested edits to concept plans.
- Forums: Forums are moderated places that people can share ideas and engage in discussions about the comprehensive plan and the future of the Town in a safe space.

Currently, The Bang the Table platform does not replace more traditional methods of outreach that you will see outlined in the following tasks. However, it allows all the information that flows in and out of this outreach process to be accessible to a broader audience, provides a stable platform beyond 2020 in which citizens can continue to engage, and gathers all the citizen input into one simple place for incorporation by the comprehensive planning team.

TASK 2.3 SEVEN (7) NEIGHBORHOOD IN-HOME WORKSHOPS

The team will seek out and identify with support from Town staff and the outreach team, neighborhood sponsors who are willing to host neighborhood meetings to gather input in smaller sessions on a wide range of topics relative to the comprehensive plan. The team will attempt to utilize volunteer facilitators within the community to lead these sessions with support from CTA.

Topics and Format include:

- Issue Surveys and announce/review website
- Utilize/advertise and train Bang the Table
- Chart Issues and collect opinion through Bang the Table
 - Land Use
 - Housing and Housing Mismatch
 - Economic
 - Community Social Issues
 - Growth, Recreation, etc.

3.0 EXPLORE

Key project team members will spend a week or more in Johnstown to explore areas of the Town and surrounding region.

TASK 3.1 INTERVIEWS/WORKSHOP

The team will hold one-on-one and group interviews over a one-week period to capture issues of concern and look for opportunities for partnership with the greater community as it relates to core comprehensive plan elements. The team will conduct interviews and utilize data response system to gain real-time feedback.

In addition, the team will hold a breakout workshop/charrette with the community to study unfolding issue(s) that may include housing needs, transportation or some other hot button issue that may be of importance but not obvious at this time. During this workshop, the team will conduct and expand on SWOT and review land-use and development options for future development and redevelopment opportunities.

TASK 3.2 DAYS IN THE PARK

Team representatives will host "pop-up" time in Johnstown's community parks to gain access to public and traditional soccer mom input. These will include Saturday visits to have a pop-up tent venue in Clearview Park, Eddie Aragon Park, Hays Park, Lake Park, Parish Park, Rolling Hills Ranch Park, Pioneer

4 | Work Plan, Deliverables, and Schedule

Ridge Park, and Sunrise Park. The team will show up for half day morning events sporting a pop-up booth, chairs, coffee, and doughnuts and armed with project promotion and tablet surveys. It's a great tool to reach out to park users and ordinary citizens who might not attend workshops for project awareness and feedback.

TASK 3.3 SHORT RIDE-ALONGS

Borrowing from the classic form of police “ride-alongs” to better learn about the job and issues confronting police protection in communities, the team will break-up and do short one-on-one issues and shadow key Town staff to better understand what is confronting citizens in their various public service capacities. We have found this format indispensable in breaking down barriers and opening eyes as to what is happening in municipalities like the Town of Johnstown. We propose to spend time and perform select interviews with the following departments:

- Building
- Town Clerks
- Town Managers
- Dispatch
- Economic Development
- Finance
- Fire
- Human Resources
- Information Technology
- Infrastructure and Development Services
- Municipal Court
- Parks & Recreation
- Planning
- Attend Planning and Zoning Commission
- Police

TASK 3.4 HOUSING AND MUNICIPAL FISCAL IMPACT STUDY

DEMOGRAPHIC AND ECONOMIC BASE ASSESSMENT

We will prepare a demographic profile of Johnstown and its regional context, including population and employment trends using data from the US Census, Colorado State Demography Office and other sources.

HOUSING ASSESSMENT

We will analyze the Town of Johnstown's existing housing stock and profile newer developments in the community to understand recent trends. We will build upon our demographic assessment to assess current and near-term

demand for different types of housing product, including affordable housing. We will conduct interviews with key informants to gain insight on the local housing market.

HOUSING AFFORDABILITY POLICY CONSIDERATIONS

Building on our experience in other communities, we will identify potential policy efforts that could be considered to expand housing affordability. We will develop a number of tools and take a wide look at affordable housing issues in Johnstown including:

- Performing Public Outreach
- Making Recommendations to Town on Actions to be taken to improve affordable housing
- Analyze Johnstown’s existing housing stock
- Fiscal Impact considerations framework for considering new developments
- Test Affordability Options such as:
 - Survey ADU options with Public
 - Get the the public to build affordability into their own communities by determining how much outside support (\$) would be needed for existing landowners to build affordable ADU’s.*
 - What are the stumbling blocks for ADU development or new developments to build affordable housing units?*
 - Zoning
 - Workforce
 - Funding
 - Infrastructure Access
 - Available Contractor Resources
- Evaluation of different housing types, development scenarios and land use restrictions to provide real world data driven options on affordable housing:
 - How did they do it?
 - How did they fund it? Gap.
 - Style and mix of housing that worked best.
 - Do's and Don'ts
- Test Johnstown’s appetite for providing some source of GAP funding for affordable housing.
 - Bang the table survey
 - Facebook Outreach Survey
 - Outreach Team
 - Storefront Survey
 - Solicited Meeting through Outreach Team and Facebook of broad group of Town residents.

TASK 3.5 SCHOOLS

The project team will hold one evening workshop at Roosevelt High School. The team will look to hold meetings in a workshop format that brings students and parents together in a collective sessions to talk about issues affecting each. As with all portions, attendees will be introduced to Bang the Table but also be asked to draw and become part of the pre-planning team.

ROOSEVELT HIGH SCHOOL STUDENT MEETINGS

An exercise that always proves an effective way to gain younger demographic input is in school civics or government classes can be accomplished by a student outreach class appearance such as in the following format:

In advance of the trip, ask students to visit the project website. There, they will review the project and take the online survey.

- We will send the comment paper to the teacher and have he or she ask that students complete it (format is 8 1/2" x 11", 3 basic questions).
- The teacher will scan and send CTA the completed papers (2) days before the meeting.
- CTA will review the comment papers and coalesce comments into similar topics for a presentation board display.

Day of Student Sessions-Assume we have 55 minutes per class:

- Introduce project – 5 minutes
- Discuss website: How can CTA improve effort? What can be done to increase input? – 5 minutes
- Discuss results of Comment Papers -15 Minutes
- Complete a “Dot Ranking Exercise” where students assign a priority rank to their coalesced comments using three (3) dots – 5 minutes
- Quickly discuss the results of the Dot Ranking Exercise – 15 Minutes
 - What topic was found most important, why and why not?
- "Johnstown Bucks" purchase exercise (10 minutes). Students are given (5), one thousand "Johnstown Bucks." They are asked to invest in major capital investments in the Town such as:
 - Town investment in Affordable Housing
 - A circulator shuttle to commercial nodes from residential points
 - Town investment in expanded childcare facilities
 - Town investment in a drug addiction awareness and treatment program and behavioral health
 - Town investment in trail and walkway connectivity program
 - Town investment in Carbon Reduction assets; Solar, Electric Vehicles, etc.
 - Other

4 | Work Plan, Deliverables, and Schedule

4.0 CHALLENGE

By this point in the project, the team will have received a sizeable amount of data, information, opinion and comments relative to the comprehensive planning process. This phase will focus on looking at commonalities in the information and challenge some of the data and feedback.

TASK 4.1 REVIEW AND COMPILE DATA

The team will work largely remotely during this phase of the project, challenging and sifting through data and information. Work to include:

- Collect and refine web-based survey
- Consolidate Bang the Table data
- Identify action items
- Edit Website
- Zoom meetings
- Housing Issues
- Economic Opportunities
- Further Housing Municipal Fiscal Impact Study Infrastructure, Land Use, and Transportation Evaluation
- 3-mile growth plan and growth management

TASK 4.2 COMMUNITY WORKSHOP #2

Based on information received through the first half of the project planning process, the team will advertise and hold a community workshop to provide some initial findings and commonalities in feedback. This is the first time the community will be able to respond to general findings and to push-back on action items. The team will work with the Town to hold community workshops in various locations within the Town. Elements of the second workshop include:

- Challenge Findings in standard comprehensive plan focal elements
- Challenge preliminary action items in comprehensive plan
- Interview selected respondents
- Bang the Table response
- EXPLORE initial comprehensive mapping exhibits
 - Land Use
 - Housing Options
 - Transportation
 - Growth Areas
 - Infrastructure
 - Municipal Fiscal Impacts

- Recreation and Tourism
- Other

TASK 4.3 FUTURE GROWTH MAPPING SET

The team will evaluate future growth and building activity inside the primary nodes within Municipal Boundaries and “Sub Areas”. The deliverable will be Future Land Use Maps, including +/- 10 parcels identified through the public process and through staffing meetings. The team will work with the Town to define potential growth issues and prepare future land-use mapping. During this session, the team will review growth options and begin to recommend infrastructure and transportation needs for the future including high level costs associated with future improvements.

5.0 NARROW

Based on feedback from the previous phases and data collection phases, the team will begin to consolidate and coalesce information into a broad range of recommendations and strategies that may have competing interests.

TASK 5.1 COALESCE FINDINGS

The project team will work largely remotely during this period creating a broad series of draft recommendations and putting findings into graphic form and maps. The team will begin to fine tune content and format the website for a draft plan.

TASK 5.2 STAFF MEETINGS

The team will begin to circulate the preliminary draft comprehensive plan internally. The team will hold a meeting with key Town departments and leadership during this phase. **It is important to point out here that the CTA team will hold bi-weekly meetings in-person or via webinar format throughout the 18-month process.**

TASK 5.3 PUBLIC AND STAKEHOLDER SESSIONS TO REVIEW FINDINGS

The team will conduct a large public meeting and public outreach through Bang the Table and social media to discuss and review preliminary findings and results of the planning and design process. Again, this effort will be presented as an open house community gathering, including food, games, and F.U.N.! The Team will also conduct one smaller special interest meeting with representatives identified by the city and defined throughout the

planning process. As typical, we will alert the public via social media platforms as well as traditional advertisements. Major elements of the Public Meeting #3 Preparation and Completion:

- Build survey Round #2 questions
- Utilize the Places and Ideas tool to capture specific site feedback on the planning scenarios
- Individual, site-specific feedback on planning scenarios
- Potential polling questions to get quick real-time feedback on hot button issues
- Sample early testing of some broad code elements

6.0 RECOMMEND

Following results from Section 5, the team will synthesize the data and comments received as well as refine graphics, text, and website into a draft comprehensive plan update.

TASK 6.1 DRAFT COMPREHENSIVE PLAN

The team will craft a draft comprehensive plan pulling together the project’s research, data collection, public and staff input and professional opinion into a draft plan.

TASK 6.2 DRAFT PRESENTATION

The team will circulate the draft comprehensive plan online to the public and staff for the project. We will do this in two formats. We will present to the town planning and zoning commission and council (if desired) and film presentations for use on the project website.

TASK 6.3 FINAL REVISIONS

As with every project of as long a duration and complexity as the Johnstown comprehensive plan, there will be edits to all deliveries up to the final point. We assume this project will be no different and have planned for such contingency.

7.0 JOHNSTOWN COMPREHENSIVE PLAN

TASK 7.1 FINAL CITY COMPREHENSIVE PLAN

The team will deliver and present the final Town of Johnstown comprehensive plan update. The document will be delivered in hard copy, digital, and a digital appendix of all blogs, film, and website data on a four (4) terabyte hard drive.

4 | Work Plan, Deliverables, and Schedule

As part of this final effort, we will do a ten (10) minute documentary video. We will use film of the process that we have been shooting throughout the project. We will be conducting interviews with the public, planning staff, planning and zoning, and Town Council to piece together a video of the process and results.

TASK 7.2 BANG THE TABLE HANDOFF

Task 7.2 will include a personal training and hand-off of the Bang the Table platform to planning staff to continue to capitalize on the momentum of the comprehensive planning process.

8.0 CRAFT

TASK 8.1 DEVELOPMENT CODE REWRITE

During the course of the development of the Comprehensive Planning process, the project team will work with Johnstown to identify major components of a Code Rewrite. During the gather phase, the team will collect existing PUD's and gain an early understanding of how development has occurred/evolved. Throughout the planning process, we will look for examples of elements of the Johnstown development fabric have worked and collect data of areas where PUD's have stumbled.

The CTA Team has, in fact, authored dozens of PUDs since the early 2000's in rural communities across Montana, Wyoming, North Dakota and Idaho. We understand the pros and significant cons that go into the work particularly as it impacts staffing for smaller municipalities. We are very confident in our understanding and use of PUDs and will use that to our advantage when conditionally working with Johnstown staff in the Development Code Rewrite.

As part of the Development Code Rewrite and as an order of course during the development of the Comprehensive Plan, we will explore major topics to consider as part of the rewrite process including items such as:

- Highlighting and defining areas for Growth as well as preservation.
- Looking at Johnstown existing budgets and costs for development reviews and gaging the types and length of responses. We can use this information to cite and develop a proforma evaluation of costs to Town of different types of applications as well as management of PUD's.
- Put language to code for cluster development to transition from developed areas to countryside. The team will be considering specifically as it explores the subarea plans.
- Consider a variety of options to do total reform of PUD's and Legacy Zoning areas considering options to bring language of each into a unified

development code. This is most likely done through establishment of a revisionary PUD code that transitions existing PUD's to a systematic and cohesive language that strives to bring diverse PUD language into similar context.

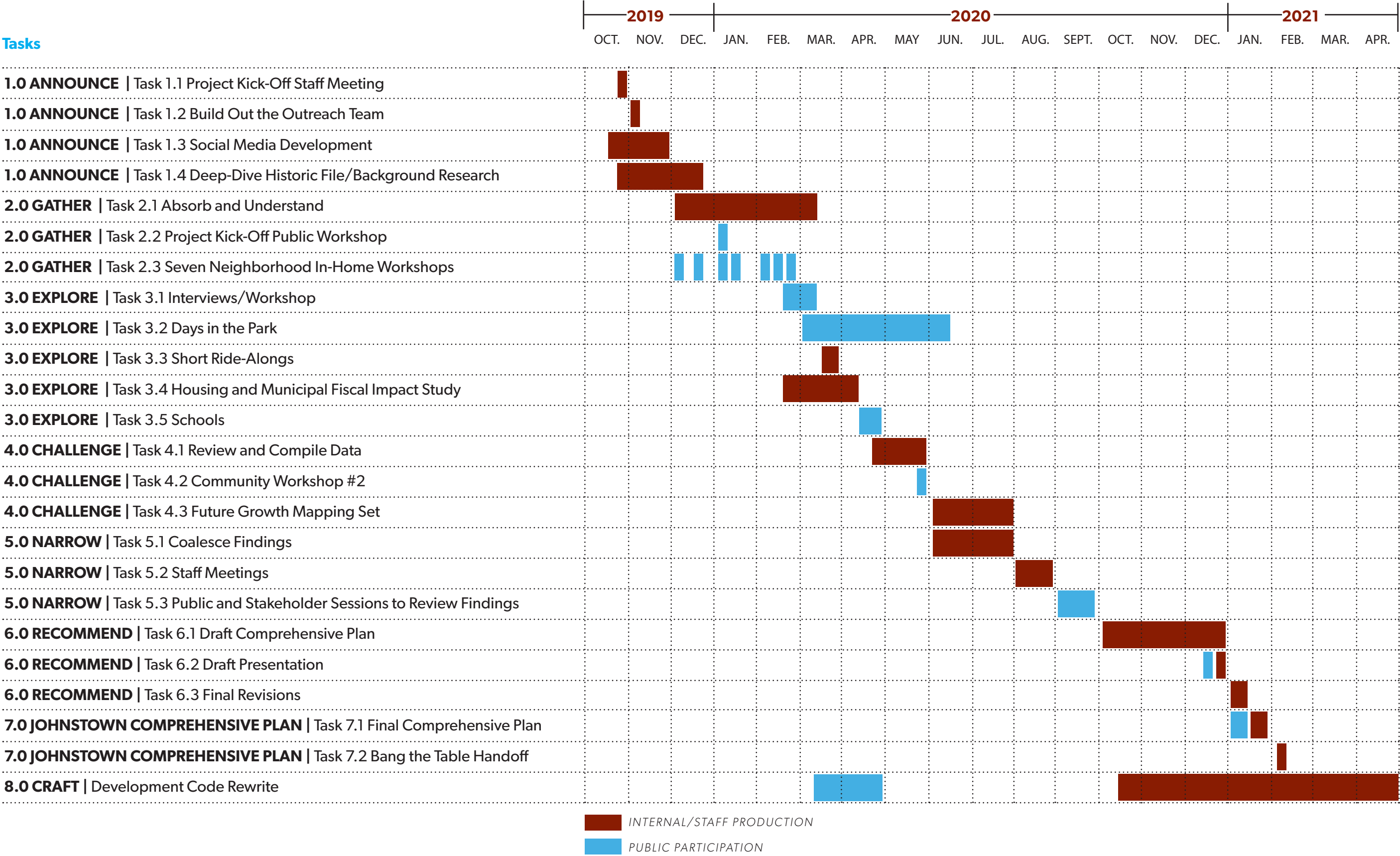
- Annexation Policies. Explore options that preserve the rural character while embracing a level of growth that coincides with public input from the comprehensive planning process. Annexation Policies at a minimum will:
 - Establish a matrix of relative costs to Town (and therefore developers) by zoning type for utilities, transportation management, first responders, and ancillary amenity costs.
 - Evaluate densities in specific areas and conform to established future land use plans
 - Identify necessary developer required amenities and set asides
 - Conform to minimum architectural guidelines loosely defined during the comprehensive planning process as well as the development code rewrite.
- Through the comprehensive planning process, the team will attempt to chart existing agricultural and sensitive environmental and natural areas and identify mechanisms to ensure some level of protection.
- Based on infrastructure analysis during comprehensive planning process, utilize water and wastewater infrastructure practices that meet required development goals. Establish sustainable measures that developers must show in order to meet minimum requirements to build in the new Johnstown.

The team recognizes that in many communities much of the framework of zoning code is already in tact but it is not user-friendly, does not read well, and requires serious text modification. We understand the difference between design guidelines (non-regulatory, comprehensive plan) and design standards (legal setbacks, height, etc. in code) and that using a consistent graphic language between comprehensive plan and zoning code will greatly increase legibility of both documents. Much of the work of the comprehensive planning process will define the direction of the code rewrite. We will focus on each of the three things in code: design standards/language, zoning map, as well as the approval process.

Our educated assessment of Johnstown's code is that there are portions that can be retained, but we are basing our fee on a substantial rewrite and near total reformatting of the entire code. We have budgeted for a substantial series of design guidelines for the community including new development and development in the downtown area. Again, these parameters will be flushed out loosely during the comprehensive planning process but fully developed as a part of this phase.

4 | Work Plan, Deliverables, and Schedule

Tasks



5 | Special Services and Subconsultants

We have added McCormack Baron Salazar to our team for their affordable housing expertise, specifically the expertise of Randy Rhoads.

About McCormack Baron Salazar

Since its founding in 1973, McCormack Baron Salazar has made quality, affordable housing the cornerstone of their efforts to rebuild central cities across the United States that have deteriorated through decades of neglect and disinvestment.

McCormack Baron Salazar's role as an innovator in community and urban redevelopment can be traced to 1963, when an idealistic Oberlin College student named Richard Baron volunteered at a Freedom School established by social activists and residents of Cleveland's impoverished Hough neighborhood. Mr. Baron's experience working with children in Hough opened his eyes to the needs, hopes and potential of low-income urban communities.

After graduating from law school, Mr. Baron became a legal aid lawyer representing public housing tenants in St. Louis. There he saw first-hand huge disparities in housing quality and opportunity available to poor families. Baron helped create a more responsive public housing bureaucracy and persuaded the agency to give tenants a role in managing public housing developments.

During this time, he forged a relationship with labor leader and homebuilder Terry McCormack and in 1973 the two formed McCormack Baron & Associates (now McCormack Baron Salazar). Their vision, to rebuild low-income communities by providing quality housing options for all people, is the core principle of the company's mission today.

Through the intervening years, the firm has evolved in order to address broader challenges and create stronger impacts. Early projects focused on the development of small, single sites with mixed-income rental housing. Striving for even greater impact on disadvantaged neighborhoods, McCormack Baron Salazar began to develop multi-block areas, creating financial structures that combined local and Federal programs to support a mix of affordable, public housing and market-rate homes. Recognizing that quality, secure and stable housing was just the beginning, McCormack Baron Salazar now includes the

development and support of neighborhood schools, early childhood education, youth and senior activities, resident job training and self-sufficiency, economic development, access to quality health services, environmental stewardship and energy efficiency and a long-term commitment to the community as core activities in comprehensive neighborhood revitalization.

Through the same period, the company began expanding its real estate services to include property management, asset management and specialized services like public infrastructure consulting, sustainability, and a New Markets Tax Credit group. In expanding its vision and scope, McCormack Baron Salazar has also created long-term partnerships with local governments, housing authorities, non-profit providers, key institutions, and employers.

The results of these efforts are tangible: revitalized communities, with stable, sustainable housing, quality educational choices, access to economic opportunities, connections to retail and services, and enriched recreational and health options. These are communities of choice, not of last resort, where families can raise their children, seniors can age in place, and all people have the opportunity to thrive.

McCormack Baron Salazar is poised to help cities meet 21st century challenges head on. They bring a comprehensive and workable approach to a complex development environment and their successes demonstrate their ability to deliver on the goals set for them by their clients: the cities, residents, authorities, institutions, and businesses of Urban America. Through it all, they strive to achieve their vision: a future when all people live in sustainable, opportunity-rich communities.

Randy Rhoads has developed dozens of affordable housing projects throughout the country and has worked with CTA on many of our comprehensive planning efforts as an affordable housing strategist. He brings with him a unique and national view on affordable housing and how to get projects started and completed from the developer's perspective.

6 | Fee Proposal

Proposed Staff	Hours	Hourly Rate	Fee	Proposed Staff	Hours	Hourly Rate	Fee	Proposed Staff	Hours	Hourly Rate	Fee
1.0 ANNOUNCE				4.0 CHALLENGE				7.0 COMP. PLAN			
Wayne Freeman	12	\$215	\$2,580	Wayne Freeman	24	\$215	\$5,160	Wayne Freeman	12	\$215	\$2,580
Stephanie Ray	22	\$120	\$2,640	Stephanie Ray	12	\$120	\$1,440	Stephanie Ray	8	\$120	\$960
David Dixon	22	\$125	\$2,750	David Dixon	40	\$125	\$5,000	David Dixon	22	\$125	\$2,750
Nora Bland	32	\$75	\$2,400	Nora Bland	80	\$75	\$6,000	Nora Bland	40	\$75	\$3,000
Nicole Olmstead	2	\$120	\$240	Nicole Olmstead	8	\$120	\$960	Nicole Olmstead	8	\$120	\$960
Bill Wood	2	\$160	\$320	Bill Wood	8	\$160	\$1,280	Bill Wood	8	\$160	\$1,280
Michael White	2	\$187	\$374	Michael White	16	\$187	\$2,992	Michael White	16	\$187	\$2,992
Randy Rhoads	4	\$150	\$600	Randy Rhoads	8	\$150	\$1,200	Randy Rhoads	8	\$150	\$1,200
Marni Moore	20	\$87	\$1,740	Marni Moore	16	\$87	\$1,392	Marni Moore	12	\$87	\$1,044
SUBTOTAL			\$13,644	SUBTOTAL			\$25,424	SUBTOTAL			\$16,766
2.0 GATHER				5.0 NARROW				8.0 CODE REWRITE			
Wayne Freeman	16	\$215	\$3,440	Wayne Freeman	24	\$215	\$5,160	Wayne Freeman	40	\$215	\$8,600
Stephanie Ray	8	\$120	\$960	Stephanie Ray	8	\$120	\$960	Stephanie Ray	12	\$120	\$1,440
David Dixon	40	\$125	\$5,000	David Dixon	80	\$125	\$10,000	David Dixon	110	\$125	\$13,750
Nora Bland	40	\$75	\$3,000	Nora Bland	120	\$75	\$9,000	Nora Bland	110	\$75	\$8,250
Nicole Olmstead	2	\$120	\$240	Nicole Olmstead	8	\$120	\$960	Nicole Olmstead	50	\$120	\$6,000
Bill Wood	8	\$160	\$1,280	Bill Wood	8	\$160	\$1,280	Bill Wood	24	\$160	\$3,840
Michael White	16	\$187	\$2,992	Michael White	8	\$187	\$1,496	Michael White	8	\$187	\$1,496
Randy Rhoads	8	\$150	\$1,200	Randy Rhoads	8	\$150	\$1,200	Randy Rhoads	8	\$150	\$1,200
Marni Moore	20	\$87	\$1,740	Marni Moore	12	\$87	\$1,044	Marni Moore	16	\$87	\$1,392
SUBTOTAL			\$19,852	SUBTOTAL			\$31,100	SUBTOTAL			\$45,968
3.0 EXPLORE				6.0 RECOMMEND				SUBTOTAL			\$211,274
Wayne Freeman	24	\$215	\$5,160	Wayne Freeman	16	\$215	\$3,440	BANG THE TABLE SOFTWARE			\$5,000
Stephanie Ray	16	\$120	\$1,920	Stephanie Ray	8	\$120	\$960	REIMBURSABLE EXPENSES			\$9,500
David Dixon	60	\$125	\$7,500	David Dixon	80	\$125	\$10,000	SUBTOTAL EXPENSES			\$14,500
Nora Bland	80	\$75	\$6,000	Nora Bland	80	\$75	\$6,000	TOTAL			\$225,774
Nicole Olmstead	12	\$120	\$1,440	Nicole Olmstead	8	\$120	\$960	CTA PROPOSED FEE			\$225,774
Bill Wood	8	\$160	\$1,280	Bill Wood	4	\$160	\$640				
Michael White	24	\$187	\$4,488	Michael White	8	\$187	\$1,496				
Randy Rhoads	24	\$150	\$3,600	Randy Rhoads	8	\$150	\$1,200				
Marni Moore	16	\$87	\$1,392	Marni Moore	12	\$87	\$1,044				
SUBTOTAL			\$32,780	SUBTOTAL			\$25,740				

PAYMENT SCHEDULE AND TERMS

CTA shall invoice on a monthly basis professional services and reimbursable expenses incurred during the previous month. Invoices shall be due and payable 30 days from the date of invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of 12% per annum. Payment of invoices shall not be subject to any discounts or set-offs by the Owner unless agreed to in writing by CTA. If any amounts remain unpaid more than sixty (60) days, CTA may either suspend services, or, at CTA’s discretion, terminate this agreement.

REIMBURSABLE+ SUBCONSULTANT EXPENSES

Reimbursable expenses will be reviewed with you for approval prior to proceeding. These expenses, including subconsultant fees, are typically passed to the client in a lump sum fee and include a 10% mark up.

ANCILLARY SERVICES

Changes in scope of work, or additional revisions that impact the project time schedule will be reviewed with you prior to CTA proceeding with design changes. Adjustments to the project fee or schedule will be determined accordingly.

STANDARD HOURLY RATES

Wayne Freeman	\$215
Stephanie Ray	\$120
David Dixon	\$125
Nora Bland	\$75
Nicole Olmstead	\$120
Bill Wood	\$160
Michael White	\$187
Randy Rhoads	\$150
Marni Moore	\$87

7 | Work Performed on Similar Projects

Project Name: Growth Policy and Parks and Recreation Master Plan Update; City of Belgrade, Montana

Project Description: CTA was recently engaged by the City of Belgrade, Montana, to prepare an updated growth policy and parks and recreation master plan. This plan will provide guidance for both short and long-range planning for the City of Belgrade and its 4.5-mile planning jurisdiction by integrating community input, identifying future land use needs, economic development, community goals, and recreation planning standards. The City's rapidly growing planning jurisdiction contains a population of approximately 20,000 people. Our team worked with City Planning and Public Works staff, the Belgrade Parks & Recreation Board, and the Belgrade City-County Planning Board in order to make recommendations to the Belgrade City Council and the Gallatin County Commission for the adoption of the updated growth policy and parks and recreation master plan. Expected adoption is scheduled for September 2019.

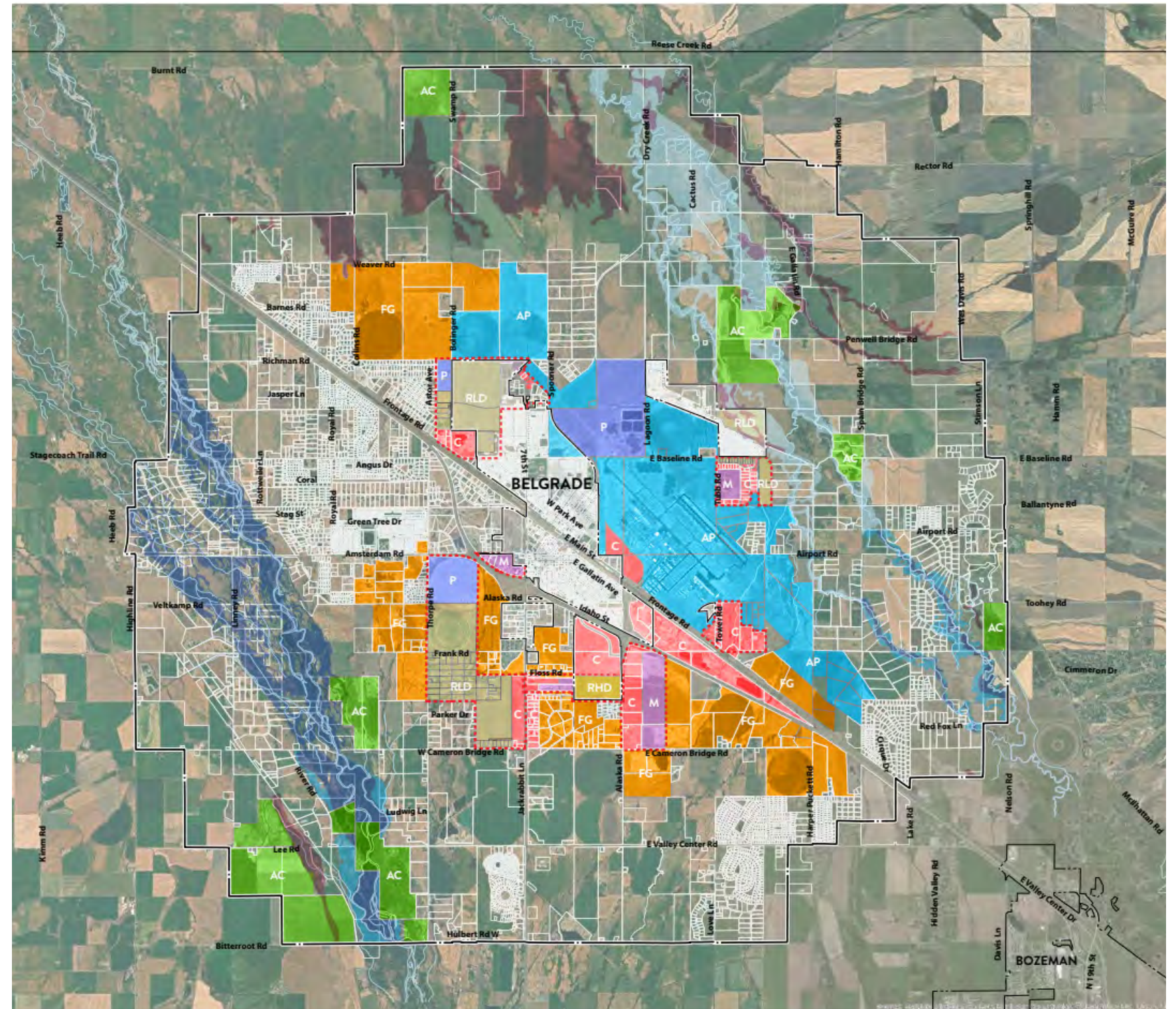
Coming off of the busiest year in its history in 2018, the Gallatin Airport Authority met with the Project Team to describe how they are continually adapting and expanding to meet growing demands and to discuss the importance of collaboration between the City and the Airport. Controlling about 2,200 acres of land and employing about 1,000 people — many of whom live in Belgrade — the airport is possibly the largest stakeholder affecting the physical environment around the community. Existing Airport Influence Area Zoning is currently in place to regulate surrounding land uses and to prevent nuisances between aviation and urban uses. Future plans may include additional facilities related to growing aviation operations, however, the Authority does not intend to interfere with private development. Lands to the south of the airport adjacent to the incorporated municipal boundary that may be appropriate for commercial uses are likely to be held by the Authority until development or market conditions change. Infrastructure demand and improvements will need continual communication between the City and the Airport as demands increase and infrastructure upgrades are required.

Project Cost: \$80,000.00 Planning Fee

CTA Scope: Planning Services and Community Outreach

Date of Completion: Ongoing, First Draft for Public Review

Project Reference: Jason Karp, Planning Director, City of Belgrade, 406.388.3783



Future Land Use Plan

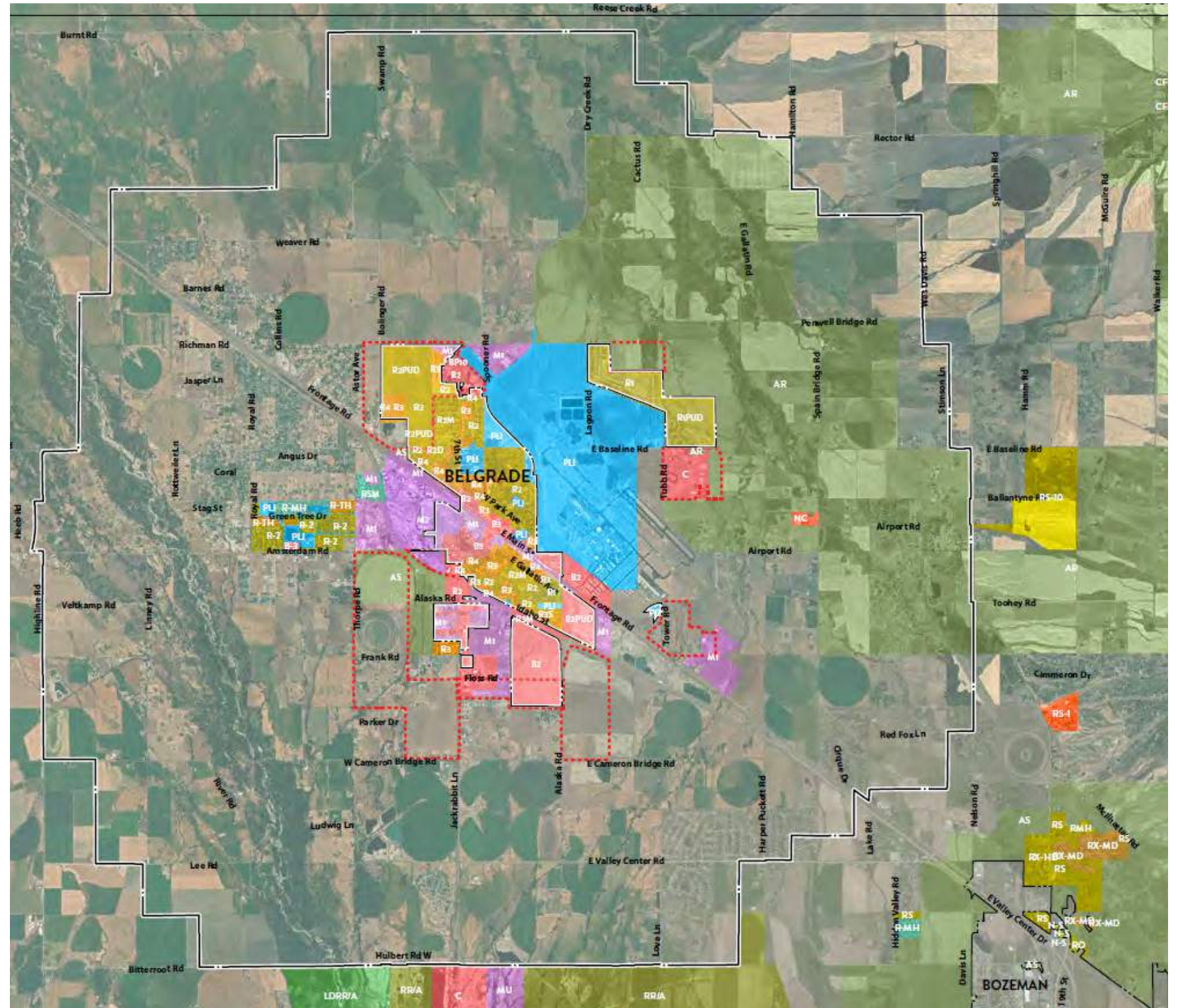
7 | Work Performed on Similar Projects

"The City of Belgrade has contracted with CTA to develop the Belgrade's City-County Growth Policy and to develop a Citywide Parks and Recreation Plan. The process has been very smooth, and CTA has been great to work with. They're doing an excellent job of shaping our plans with help from the public, and City staff. I would not hesitate to recommend CTA to other municipalities in Montana."

-Jason Karp, Planning Director

"Stephanie, Thank you to you and your team. I think your work has been outstanding. The feedback that I've received has been excellent."

-Ted Barkley, Belgrade City Manager



Existing Zoned Areas

7 | Work Performed on Similar Projects

Project Name: "Together Chaffee County" Comprehensive Plan Update; Chaffee County, Colorado

Project Description: CTA was selected by Chaffee County Commissioners to prepare a Comprehensive Plan Update, the first new comprehensive plan since 2000.

The CTA team had more than 70 people from all across the County attend the kick-off meeting to provide input to the process. The team setup the space with a series of tables and giant boards, designed to give people more information about the goal areas. Along with what became hundreds of sticky note questions, concerns, and comments on the big boards, participants were asked to complete a three-question survey. This project is ongoing.

CTA is in the middle of completing a significant comprehensive plan update for Chaffee County which includes a massive public outreach component. The community includes the towns of Buena Vista, Salida, and Poncha Springs, and faces enormous growth problems. As a tourist-based economy, the County doubles in size for six months out of the year. Transportation, housing, water and servicing top the charts of issues facing Chaffee County.

Project Cost: \$248,000.00 Planning Fee

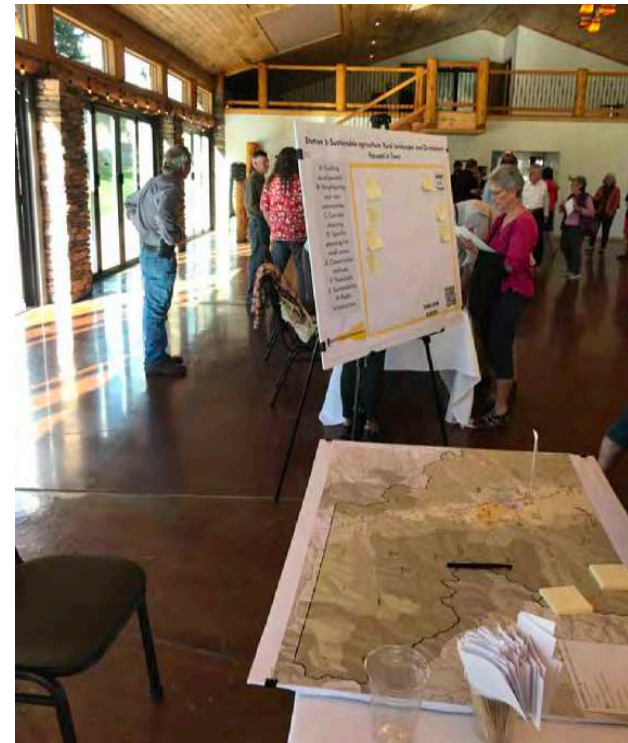
CTA Scope: Planning Services and Community Outreach

Date of Completion: Ongoing

Project Reference: Dan Swallow, Chaffee County Project Manager and Director of Development Services, 719.530.5567



7 | Work Performed on Similar Projects



Vision 1: Our Forests, Waters and Wildlife are Healthy

- Focus on the interface between public and private lands and preserving public open space
- Preservation and regulation of water
- Leverage the impacts of the tourism economy through education and regulation to mitigate impacts

Vision 2: Our Community members are able to live Locally and benefit from a Resilient Economy

- Affordable housing, and its correlation to the job market
- Utilizing renewable and alternative energy sources
- Healthcare, specifically child and elder care

Vision 3: Our Community remains Friendly, Engaged, and Culturally Connected

- Implementing innovative transit and pedestrian connectivity networks
- Promoting lifelong learning, particularly post-secondary options
- Promoting diversity and inclusivity in the County

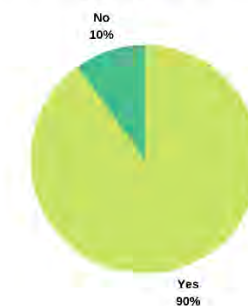
Vision 4: We have Sustainable Agriculture, beautiful Rural Landscapes, and Development focused in and around Town

- Keeping rural areas rural and focusing growth near existing communities
- Protect ranchers, farmers, and their land
- Make stronger connections between destinations with communities and recreational trails, existing roads, and rural subdivisions

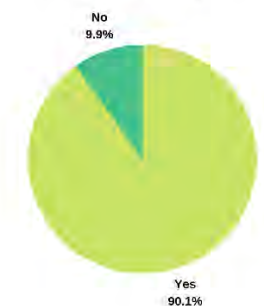


In rural County areas outside of municipalities, how do we balance County values with property rights?

Do we locate and refine zoning districts where increased density is most appropriate



Do we create a conservation zone on high-value resource areas? (viewsheds, landscapes)



7 | Work Performed on Similar Projects

Project Name: Town of Basalt Master Plan Update; Basalt, Colorado

Project Description: In early December 2018, the town government issued a Request for Proposal soliciting proposals from firms interested in updating a 12-year-old master plan. CTA was awarded the project, which needs to be complete by the end of 2019.

This master plan will be a framework and guide for accomplishing community aspirations and intentions. It states goals and objectives and recommends courses of action for future growth and development of land, public facilities and services, and environmental protection.

This plan will provide the policy framework for regulatory tools like zoning, subdivision regulations, annexations and other policies. The plan will promote the community's vision, goals, objectives and policies; establish a process for orderly growth and development; address both current and long-term needs; and provide for a balance between the natural and built environment.

The Town's process and engagement platform is live and is www.letstalk.basalt.net.

Project Cost: \$200,000.00 Planning Fee

CTA Scope: Planning and Community Outreach with local collaborators, Connect One Design

Date of Completion: Ongoing

Project Reference: Susan Philp, Basalt Planning Director, 970.279.4397



7 | Work Performed on Similar Projects

Project Name: Feasibility and Conceptual Land Use Plan; Town of Buena Vista, Colorado

Project Description: CTA completed a land-use and market plan for 830 acres of land adjacent to the Town of Buena Vista, Colorado. The project includes summary market analysis and water rights assessment for lands and water currently being offered to the City-only for purchase. CTA explored options for use of both land and water to explore option for purchase. This was a massive undertaking by the Town of Buena Vista. They envision completing and investing in the total future of this mountain recreational community.

Project Cost: \$80,000.00 Planning Fee

CTA Scope: Planning Services and Community Outreach

Date of Completion: February 2019

Project Reference: Phillip Puckett, Town Administrator, Town of Buena Vista, Colorado, 719.581.1031



"The Town of Buena Vista hired CTA in the fall of 2018 to conduct a feasibility study and produce conceptual land use options for a complex land and water project. We chose CTA for this project because they instantly recognized how unique this project was and proposed a detailed plan that captured what we wanted to achieve. Over the course of three months, CTA conducted an assessment of roughly 900 acres of land along with a mixture of water rights and a 1,300 acre-foot reservoir. During this time CTA spent a lot of time in our town conducting interviews with community members, analyzing the site with existing infrastructure and reviewing the water rights. By spending this time at the site and with our community, CTA was able to capture our priorities and all of the nuances relating to the property. We were very impressed with team that CTA put together."

-Phillip Puckett, Town Administrator

7 | Work Performed on Similar Projects

Project Name: Capital City Development Corporation (CCDC) Boise Shoreline District Framework Plan; Boise, Idaho

Project Description: CTA worked in conjunction with Red Sky Public Relations, assisted CCDC, and the City of Boise to establish its newest urban renewal district, the Shoreline District. District creation will reduce, eliminate, and prevent the spread of blight and catalyze growth and private investment within its boundaries as well as parts of the western edge of the city of Boise. To accomplish the districts purposes, the Shoreline Framework promotes objectives of adopted community planning documents, studies, and assessments while advancing the priorities of Boise City's Comprehensive Plan. Projects and recommendations set forth in the Shoreline Urban Framework similarly advance these same priorities. Through a series of stakeholder and public meetings, the CTA team developed conceptual ideas for key focus areas including: Urban Form, Riverfront Development, and Streetscapes.

Project Cost: \$150,000.00 Planning Fee

CTA Scope: Planning Services and Community Outreach

Date of Completion: 2018

Project Reference: Shellan Rodriguez, PMP, Real Estate Development Manager for CCDC, 208.319.1225



7 | Work Performed on Similar Projects

Project Name:

South Kalispell Urban Renewal Plan; Kalispell, Montana

Project Description:

CTA was hired by the City of Kalispell to provide the City of Kalispell, Airport Advisory Board, and Community with guidance for the future development of South Kalispell. The objective of this plan is to assist the Community with the future planning and vision of South Kalispell that includes an analysis of the Airport's future development options. The final document will be the South Kalispell Urban Renewal Plan. The effort included a 'live' project website intended to encourage public comment as well as keep the planning process as dynamic as possible. Public outreach, input, and feedback are critical to the successful outcome of the South Kalispell Urban Renewal Plan.

Project Cost: \$76,000.00 Planning Fee

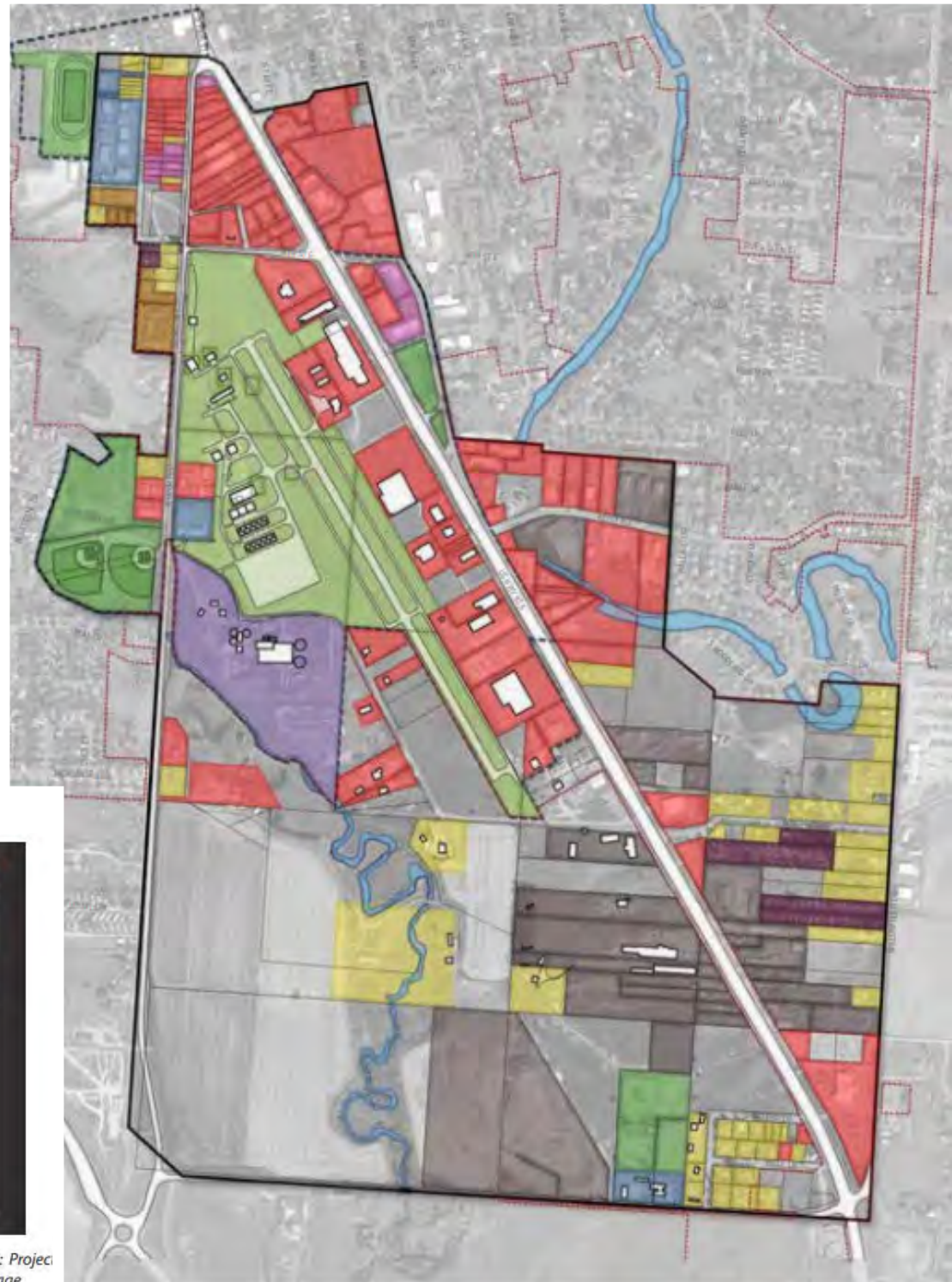
CTA Scope: Planning Services and Community Outreach

Date of Completion: 2016

Project Reference: Tom Jentz, AICP, Building and Community Development Director, City of Kalispell, MT, 406.758.7940



Figure 7: Project Homepage



"I would like to take this opportunity to recommend to you CTA Architecture and Engineering. In my capacity as the Planning Director for the City of Kalispell I have worked closely with CTA on a broad variety of projects over the past 10 years.

I continually find the CTA staff to be responsive, professional, creative problem solvers who make project happen. In my 36 years in the planning profession I have found them to be in the top tier of all professional firms.

I have worked with CTA staff on the Core Area Plan, a visionary redevelopment plan for our aging rail industrial downtown neighborhood containing 400 acres and 450 property owners. The plan featured a vision to remove a short branch rail line from the city, relocate two remnant industries (grain elevators and drywall firm), replace the rail with an urban trail and then create a graphic redevelopment plan for this entire area.

The plan had limited support as we began, yet a year later, it won community and chamber support, a unanimous vote by city council and it continues to be held up as the example of where the future of Kalispell should be. Additionally the plan has been presented at 4 state and national conferences."

-Tom Jentz, Building and Community Development Director

7 | Work Performed on Similar Projects



COUNTY OF STILLWATER
STATE OF MONTANA
STILLWATER COUNTY COMMISSIONERS
P.O. BOX 970
COLUMBUS, MONTANA 59019

To Whom it May Concern,

It is a pleasure to recommend to you the services provided by CTA and their planning services. Here in Stillwater County we do not currently have a staff planner and for the past several years have been contracting with CTA for these services. While they have a representative that is based locally, their entire staff seems to be close to hand. No matter what the question or concern they are all available for an answer or know where to direct us.

We have used CTA from everything from flood plain, to subdivision review, to updating our growth policy, to now helping with future infrastructure planning. It often appears that their resources are endless as their response to questions and guidance thru various processes seem to be seamless.

I cannot express to you enough on how valuable the CTA staff is in their planning services. They are timely and responsive to all of our planning needs. The team as a whole engages into the projects we have going and frequently brings fresh ideas and concepts to the discussion table. I would recommend that if you given the opportunity that you select CTA as a partner in your future planning projects.

Sincerely,

Mark Crago
Stillwater County Commissioner
mcrago@stillwatercountymt.gov
406-322-8013

Ph: (406) 322-8010

email: commission@stillwater.mt.gov

Fax: (406) 322-8007



May 21, 2019

City of Spruce Grove
315 Jespersen Avenue
Spruce Grove, AB

Re: Public Hearing – Bylaw C-1074-19 City Centre Area Redevelopment Plan

The Spruce Grove & District Chamber of Commerce Board of Directors support Bylaw C-1074-19 City centre Area Redevelopment Plan. The ARP provides the municipality and the City Centre Business Association (CCBA) with a comprehensive vision for the future of the City Centre with guidelines and direction that defines this renewed vision.

The chamber has supported a new vision for city centre, since the late 80's and are excited to see the business community taking an active approach to a connected, convenient, desirable, livable and walkable plan that has a time-line for implementation of phases over the next 15 years. The leadership from the CCBA and support of City of Spruce Grove Economic Development has provided the information and support to city council to make determined and reasonable decisions to implement Bylaw C 1044-19.

The passing of this bylaw will lead to major redevelopment initiatives in the city centre that is long overdue and necessary to not only retain existing business but to be marketable to new business development. The redevelopment of Columbus Park is an exceptional concept and will definitely provide for a more usable and visible space. The chamber has facilitated events in Columbus Park for many years now and fully understands the current limitations to the space as it exists right now.

The chamber notes that redevelopment in the city centre will require the CCBA, the chamber and the city to ensure the continued viability of existing business as the vision becomes a reality. The chamber has reached out to the CCBA and offered the chamber's network support of expertise as the transition in city centre moves forward.

The Board of Directors wants to acknowledge the excellent work that Cushing Terrell Architecture Inc. has provided from the initial discussions of what city centre revitalization could be to a final ARP that hosts the future development and vision.

Sincerely,

Dave Grobman
Chair, The Spruce Grove & District Chamber of Commerce

Box 4210 (99 Campsite Rd.) Spruce Grove, AB T7X 3B4
Ph: 780.962.2561 Fax: 780.962.4417 | www.sprucegrovechamber.com

7 | Work Performed on Similar Projects

1 | Growth Policy and Parks and Recreation Master Plan Update; City of Belgrade, Montana

Reference Contact:

Jason Karp
Planning Director
406.388.3783

2 | Carbon County Growth Policy Update; Carbon County, Montana

Reference Contact:

Angela Newell
Executive Assistant to the Carbon County Commissioner's Office
406.446.1595

3 | Stillwater County Growth Policy Update; Stillwater County, Colorado

Reference Contact:

Mark Crago
Stillwater County Commissioner
406.322.8013

4 | Prickly Pear Greenway Feasibility Study; Helena, Montana

Reference Contact:

Andrea Silverman
Land Protection Coordinator
406.442.0490

5 | Town of Buena Vista Feasibility and Conceptual Land Use Plan; Buena Vista, Colorado

Reference Contact:

Phillip Puckett
Town Administrator
719.581.1031

6 | South Kalispell Urban Renewal Plan; Kalispell, Montana

Reference Contact:

Tom Jentz
Building & Community Development Director
406.758.7940



CTA ARCHITECTS ENGINEERS PLANNERS
303 E. 17th Avenue, Suite 105 | Denver, CO 80203 | 720.359.1416

www.CTAGROUP.com



November 22, 2019

Kim Meyer, AICP
Planning & Development Director
Town of Johnstown
Kmeyer@townofjohnstown.com

RE: Town of Johnstown, Colorado Comprehensive Plan Update and Development Code Rewrite RFP Response Addendum.

Dear Ms. Meyer:

On November 6, 2019, CTA Architects Engineers Planners became Cushing Terrell. After nearly 82 years, we are returning to our roots as we recognize our two founders, Ralph Cushing and Everett Terrell. We are celebrating our history as we expand into new geographies and markets. In January, we will open our first east coast office in Atlanta. Cushing Terrell is the same firm, same people, and same quality of service that our thousands of clients have grown to expect from CTA.

Per our discussion this week, I have modified the proposal that we submitted in October for above-referenced project. It is our understanding that the Town of Johnstown desires to remove the Development Code Rewrite portion of the RFP, complete the Comprehensive Plan Update in 2020, and modify portions of the proposal to eliminate services that may be less important to the specifics of the Town of Johnstown. Thank you for the opportunity to submit this addendum to our RFP response.

The following is a summary of modifications proposed to the Cushing Terrell Johnstown Comprehensive Plan and Code Rewrite RFP Response:

- 4. Work Plan, Deliverables, and Schedule – Page 15 Task 2.3 Seven (7) Neighborhood In-Home Workshops
 - Reduce the number of workshops from seven (7) to five (5).
- 4. Work Plan, Deliverables, and Schedule – Page 15 Task 3.2 Days in the Park
 - Per our discussion, we are proposing to reduce our “Pop-Up” exercise of Days in the Park from nine (9) days to two (2) days and focus the effort for existing gatherings such as Barbeque Days that are already a part of the Town of Johnstown’s fabric of events.
- 4. Work Plan, Deliverables, and Schedule – Page 16 Task 3.3 Short Ride-Alongs
 - Per our discussion, we are proposing to eliminate this entire task.
- 4. Work Plan, Deliverables, and Schedule – Page 16 Task 3.4 Housing and Municipal Fiscal Impact Study
 - Per our discussion, we are proposing to eliminate this entire task.
- 4. Work Plan, Deliverables, and Schedule – Page 18 Task 8.1 Development Code Rewrite.
 - Per our discussion, we are proposing to eliminate this entire task.
- 4. Work Plan, Deliverables, and Schedule – Page 19 – Schedule

- Per our discussion, we are modifying the schedule of the project to ensure that the Comprehensive Plan Update is completed in 2020. A revised schedule is submitted as an attachment to this letter.
- 4. Work Plan, Deliverables, and Schedule – Page 21 - Fee Proposal
 - The Cushing Terrell Fee Proposal has been modified to reflect changes made to the scope of services noted above. We have prepared a revised fee proposal and project schedule as an attachment to this letter.

Thank you once again for allowing us to modify our proposal to better meet your anticipated needs for this exciting project. We look forward to your reply.

Sincerely,

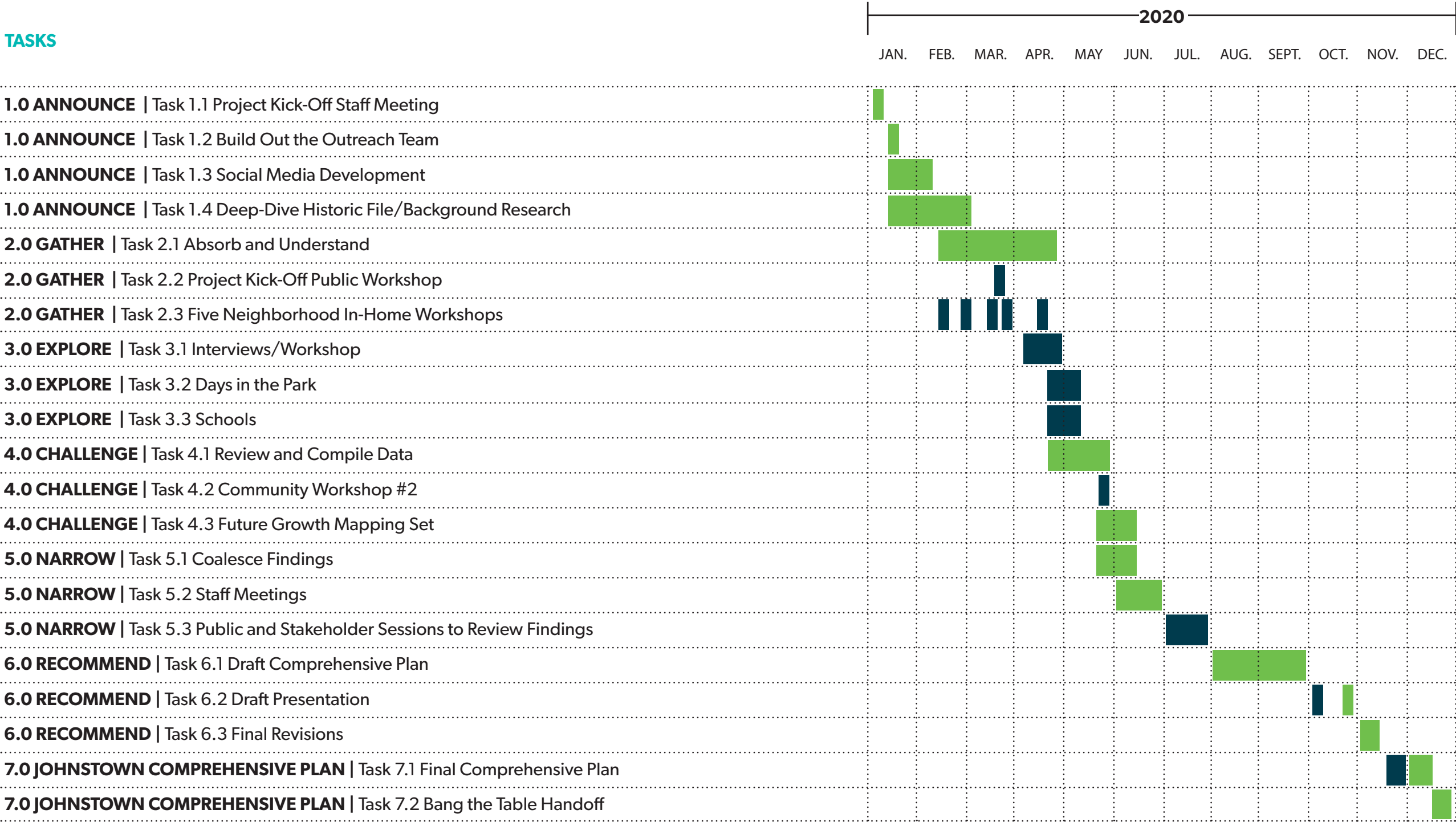
CUSHING TERRELL

A handwritten signature in black ink, appearing to read "Wayne Freeman", with a stylized, cursive script.

Wayne Freeman, PLA, CLARB
Principal-in-Charge
406.599.7109

4 | Revised Work Plan, Deliverables, and Schedule

TASKS



INTERNAL/STAFF PRODUCTION

PUBLIC PARTICIPATION

6 | Revised Fee Proposal

Proposed Staff	Hours	Hourly Rate	Fee	Proposed Staff	Hours	Hourly Rate	Fee	Proposed Staff	Hours	Hourly Rate	Fee
1.0 ANNOUNCE				4.0 CHALLENGE				7.0 COMP. PLAN			
Wayne Freeman	12	\$215	\$2,580	Wayne Freeman	24	\$215	\$5,160	Wayne Freeman	12	\$215	\$2,580
Stephanie Ray	22	\$120	\$2,640	Stephanie Ray	12	\$120	\$1,440	Stephanie Ray	8	\$120	\$960
David Dixon	22	\$125	\$2,750	David Dixon	40	\$125	\$5,000	David Dixon	22	\$125	\$2,750
Nora Bland	32	\$75	\$2,400	Nora Bland	80	\$75	\$6,000	Nora Bland	40	\$75	\$3,000
Bill Wood	2	\$160	\$320	Bill Wood	8	\$160	\$1,280	Bill Wood	4	\$160	\$640
Michael White	2	\$187	\$374	Michael White	16	\$187	\$2,992	Michael White	16	\$187	\$2,992
Marni Moore	20	\$87	\$1,740	Marni Moore	16	\$87	\$1,392	Marni Moore	12	\$87	\$1,044
SUBTOTAL			\$12,804	SUBTOTAL			\$23,264	SUBTOTAL			\$13,966
2.0 GATHER				5.0 NARROW							
Wayne Freeman	16	\$215	\$3,440	Wayne Freeman	20	\$215	\$4,300				
Stephanie Ray	8	\$120	\$960	Stephanie Ray	8	\$120	\$960				
David Dixon	40	\$125	\$5,000	David Dixon	70	\$125	\$8,750				
Nora Bland	40	\$75	\$3,000	Nora Bland	100	\$75	\$7,500				
Bill Wood	8	\$160	\$1,280	Bill Wood	8	\$160	\$1,280				
Michael White	16	\$187	\$2,992	Michael White	8	\$187	\$1,496				
Marni Moore	20	\$87	\$1,740	Marni Moore	8	\$87	\$696				
SUBTOTAL			\$18,412	SUBTOTAL			\$24,982				
3.0 EXPLORE				6.0 RECOMMEND				SUBTOTAL			\$134,240
Wayne Freeman	12	\$215	\$2,580	Wayne Freeman	16	\$215	\$3,440	BANG THE TABLE SOFTWARE			\$5,000
Stephanie Ray	16	\$120	\$1,920	Stephanie Ray	8	\$120	\$960	REIMBURSABLE EXPENSES			\$7,500
David Dixon	40	\$125	\$5,000	David Dixon	80	\$125	\$10,000	SUBTOTAL EXPENSES			\$12,500
Nora Bland	60	\$75	\$4,500	Nora Bland	80	\$75	\$6,000				
Bill Wood	4	\$160	\$640	Bill Wood	4	\$160	\$640	TOTAL			\$146,740
Michael White	12	\$187	\$2,244	Michael White	8	\$187	\$1,496				
Marni Moore	4	\$87	\$348	Marni Moore	12	\$87	\$1,044	CTA PROPOSED FEE			\$146,740
SUBTOTAL			\$17,232	SUBTOTAL			\$23,580				

PAYMENT SCHEDULE AND TERMS

Cushing Terrell shall invoice on a monthly basis professional services and reimbursable expenses incurred during the previous month. Invoices shall be due and payable 30 days from the date of invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of 12% per annum. Payment of invoices shall not be subject to any discounts or set-offs by the Owner unless agreed to in writing by Cushing Terrell. If any amounts remain unpaid more than sixty (60) days, Cushing Terrell may either suspend services, or, at Cushing Terrell’s discretion, terminate this agreement.

REIMBURSABLE+ SUBCONSULTANT EXPENSES

Reimbursable expenses will be reviewed with you for approval prior to proceeding. These expenses, including subconsultant fees, are typically passed to the client in a lump sum fee and include a 10% mark up.

ANCILLARY SERVICES

Changes in scope of work, or additional revisions that impact the project time schedule will be reviewed with you prior to Cushing Terrell proceeding with design changes. Adjustments to the project fee or schedule will be determined accordingly.

STANDARD HOURLY RATES

Wayne Freeman	\$215
Stephanie Ray	\$120
David Dixon	\$125
Nora Bland	\$75
Bill Wood	\$160
Michael White	\$187
Marni Moore	\$87

AGENDA ITEM 10I

Ballot Measure Consideration
(April 2020 Election)

TOWN COUNCIL AGENDA COMMUNICATION

AGENDA DATE: January 6, 2020

ITEM NUMBER: 10I

SUBJECT: Ballot Measure Considerations for Town's April 2020 Election Day

ACTION PROPOSED: Guidance for desired items for Citizen Consideration of Ballot/Referendum Questions

ATTACHMENTS: 1. Election Timeline
2. Ballot Language Examples

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

In November, Council was provided with a detailed schedule of the election timetable for the April 7, 2020 (see attachment). This same timetable is used to apply any ballot questions the Council desires to ask the registered voters of Johnstown to consider. The information provided below offers items the Council may want to consider asking in the upcoming election. The deadline for adoption of resolutions to add any questions is January 22, 2020, which is the next Council meeting. Staff is asking for direction on two general questions related to each of the suggested items for ballot measures as guidance and preparation for the January 22, 2020 meeting:

1. Does Council desire to see a resolution presented on the specific topic(s) discussed this evening?
2. If the first answer is yes, which language provided as example would the Council prefer to see used as the language used in the formal question on the ballot? – subject to minor revisions.

Topic 1: Charter Revisions

It was proposed by Councilmember Mellon that our Town's Charter which has not been modified since its inception, should be improved with language to clarify the following sections of the Home Rule Charter detailed below. In each of the Sections, changes to the Home Rule Charter would make clear and reaffirm that the Mayor is included in the qualifications for a quorum and in both instances as a voting member.

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

The language alternatives that the Council may want to choose from is included in the attachment provided.

Topic 2: SB 152 Broadband Opt-Out

Town Council has discussed high-speed internet and broadband in 2019. The discussions included both options and ideas related to how high-speed broadband can be and in other instances, has been

implemented by other communities. In the most recent presentation, Severance's Town Administrator presented to Council, their success in a public/private partnership they have established to provide both broadband fiber and wireless high-speed internet options for their community. This presentation was an opportunity that peaked the Johnstown Council's interest. Subsequently, it was requested that ballot language be provided to review with the thought that, we could provide the same opportunity or model in our community for our residents.

Included in the attachment provided are examples of language the Council may want to consider in the April 2020 election cycle. It is important to note that in order for the Town to embark on any activity or business related to broadband, the Town must opt-out of SB 152 and have the registered voters approve language accordingly. The language provided achieves this objective to opt-out of SB 152 and in no way obligates the Town financially to any project or projects related to broadband. If a private partner would approach us or if the Town wanted to move forward in a direction that creates a broadband project, passage of this measure would allow the Town to proceed at Council's discretion.

Topic 3: One Half Cent 0.5% Sales & Use Tax for Transportation

As discussed during the FY 2020 Budget Work Sessions, the Town currently has in place a Street Maintenance Fee. Ordinance 2016-142 established this fee, which is effective from January 1, 2017 and is set to expire on December 31, 2021. The fees when first established were as follows:

	Monthly Fee
Residential (per unit)	\$4.48
Non-Residential (per 1,000 sf)	
Retail	\$3.05
Office	\$0.63
Industrial	\$0.27

The annual revenue generated for this fee is approximately \$350,000. As we learned this year while performing our road maintenance improvements, unanticipated additional costs may occur. Case and point was the additional ~\$400,000 necessary to reconstruct 4th Street and Jay Avenue due to its thin asphalt section.

During the work sessions, staff suggested Council may want to consider asking the voters for a sales and use tax for street maintenance and improvements in April 2020. If the question is asked, and the voters approve the request, it would be recommended to remove the street maintenance fee paid by each household and business immediately. Changing from a fee based approach to a sales and use tax allows end users to make a conscious decision, if they want to make a purchase or not. It also allows those who use our roadways and make purchases in Town to contribute to help pay for the maintenance of our roadways. Lastly and contrary to our current application of the street maintenance fee, this doesn't put the burden of responsibility exclusively upon our residence and businesses in the community, who contribute to the success of our community.

Solid information is difficult to identify related to dollars spent in our community by visitors and residents. Based on median household income levels and discretionary spending, staff believes that at least 32% of all sales tax revenues are generated from out of Town visitors. This figure could be as high as 65%.

Based on the audit and adding an error factor for an increase in sales and use tax generation staff would estimate that \$1,750,000 may be generated in FY 2021 for street improvements. The ballot language alternatives included in the attachment is all encompassing application to street maintenance types including overlay, capital projects and other transportation improvements.

LEGAL ADVICE:

Ballot languages have been reviewed by the Town Attorney with the exception of the transportation item due to timing. All ballots recommended to be brought forward at the next Council meeting would be reviewed by the Town Attorney prior to being presented in a resolution.

FINANCIAL ADVICE:

RECOMMENDED ACTION: Staff believes there are benefits and merits to asking the voters to consider each of these items presented.

SUGGESTED MOTIONS:

Not Applicable – Staff is requesting direction on each of these items in preparation for the January 22, 2020 meeting.

Reviewed and Approved for Presentation:

Town Manager

**DRAFT BALLOT QUESTIONS
APRIL 2020**

CHARTER:

SHALL SECTIONS 3.3, 4.2(B) AND 4.7(A) OF THE TOWN OF JOHNSTOWN HOME RULE CHARTER BE AMENDED TO CLARIFY THAT A MAJORITY OF THE ENTIRE COUNCIL HOLDING OFFICE, INCLUDING THE MAYOR, SHALL BE A QUORUM FOR THE TRANSACTION OF BUSINESS AT ALL COUNCIL MEETINGS AND THAT THE VOTING REQUIREMENTS FOR THE ADOPTION OF RESOLUTIONS, MOTIONS AND EMERGENCY ORDINANCES SHALL INCLUDE THE VOTE OF THE MAYOR?

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

SHALL SECTIONS 3.3, 4.2(B) AND 4.7(A) OF THE TOWN OF JOHNSTOWN HOME RULE CHARTER BE AMENDED TO CLARIFY RESPECTIVELY THAT A MAJORITY OF THE ENTIRE COUNCIL HOLDING OFFICE SHALL BE A QUORUM FOR THE TRANSACTION OF BUSINESS AT ALL COUNCIL MEETINGS, THE ADOPTION OF RESOLUTIONS AND MOTIONS SHALL REQUIRE THE AFFIRMATIVE VOTE OF A MAJORITY OF THE ENTIRE COUNCIL PRESENT AT A MEETING AND THE ADOPTION OF AN EMERGENCY ORDINANCE SHALL REQUIRE THE AFFIRMATIVE VOTE OF FIVE MEMBERS OF THE ENTIRE COUNCIL?

SB 152:

SHALL THE TOWN OF JOHNSTOWN, WITHOUT INCREASING TAXES, BE AUTHORIZED TO RESTORE THE TOWN'S RIGHT TO PROVIDE ALL SERVICES RESTRICTED SINCE 2005 BY TITLE 29, ARTICLE 27 OF THE COLORADO REVISED STATUTES, DESCRIBED AS "ADVANCED SERVICES," "TELECOMMUNICATIONS SERVICES" AND "CABLE TELEVISION SERVICES," INCLUDING, BUT NOT LIMITED TO, IMPROVED BROADBAND AND HIGH-SPEED INTERNET SERVICES AND FACILITIES BASED UPON FUTURE TECHNOLOGIES, EITHER DIRECTLY OR INDIRECTLY, WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NON-PROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES.

SHALL THE TOWN OF JOHNSTOWN, WITHOUT RAISING TAXES AND TO RESTORE LOCAL AUTHORITY, BE AUTHORIZED TO PROVIDE HIGH-SPEED INTERNET SERVICES (ADVANCED SERVICES), TELECOMMUNICATIONS SERVICES AND/OR CABLE TELEVISION SERVICES, INCLUDING, BUT NOT LIMITED TO, ANY NEW AND IMPROVED HIGH BANDWIDTH SERVICES BASED ON FUTURE TECHNOLOGIES, EITHER DIRECTLY OR INDIRECTLY, WITH PUBLIC AND/OR PRIVATE SECTOR PARTNERS, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NON-PROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES, AS PERMITTED WITH VOTER APPROVAL BY COLORADO REVISED STATUTES §§29-27-101 TO 304.

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

TRANSPORTATION PURPOSED SALES TAX:

SHALL TOWN OF JOHNSTOWN TAXES BE INCREASED BY \$1,750,000 IN THE FIRST FISCAL YEAR (2021) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, THROUGH A ONE-HALF PERCENT (0.5%) INCREASE IN THE TOWN SALES AND USE TAX RATE COMMENCING ON JULY 1, 2020, THE REVENUES FROM SUCH ONE-HALF PERCENT (0.5% - 5 CENTS ON A \$10.00 PURCHASE) INCREASE TO BE USED SOLELY TO FUND STREET MAINTENANCE, WHICH INCLUDES PAVING, OVERLAYS, POTHOLE PATCHING AND OTHER MINOR REPAIRS, SIDEWALKS, AND CAPITAL IMPROVEMENT PROJECTS FOR STREETS AND FOR NO OTHER PURPOSES AND SHALL ALL TAX REVENUES GENERATED FROM THE SALES TAX AUTHORIZED HEREBY AND FROM ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

SHALL TOWN OF JOHNSTOWN TAXES BE INCREASED BY \$1,750,000 IN THE FIRST FISCAL YEAR (2021), AND THE REVENUES TO BE USED SOLELY TO FUND STREET MAINTENANCE, WHICH INCLUDES PAVING, OVERLAYS, POTHOLE PATCHING AND OTHER MINOR REPAIRS, SIDEWALKS, AND CAPITAL IMPROVEMENT PROJECTS FOR STREETS AND FOR NO OTHER PURPOSE, BEGINNING JULY 1, 2020, AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, BY IMPOSING AN ADDITIONAL ONE-HALF PERCENT (ONE-HALF CENT PER DOLLAR SPENT) SALES TAX AND USE TAX, WITH THE RESULTING TAX REVENUES ALLOWED TO BE COLLECTED AND SPENT, NOTWITHSTANDING ANY EXPENDITURE, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, § 20 OF THE COLORADO CONSTITUTION ANY OTHER LIMITATIONS PROVIDED BY LAW?

SHALL TOWN OF JOHNSTOWN TAXES BE INCREASED BY \$1,750,000 IN THE FIRST FISCAL YEAR (2021), TO BE USED SOLELY FOR THE PURPOSE OF FUNDING THE STUDY, DESIGN, ENGINEERING, CONSTRUCTION, ACQUISITION, OPERATION, AND MAINTENANCE OF PUBLIC TRANSIT, PUBLIC MULTI-MODAL TRANSPORTATION IMPROVEMENTS, PUBLIC TRAILS, AND CAPITAL IMPROVEMENT PROJECTS WITHIN AND NEAR THE TOWN. AND FOR NO OTHER PURPOSE, BEGINNING JULY 1, 2020, AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, BY IMPOSING AN ADDITIONAL ONE-HALF PERCENT (ONE-HALF CENT PER DOLLAR SPENT) SALES TAX AND USE TAX, WITH THE RESULTING TAX REVENUES ALLOWED TO BE COLLECTED AND SPENT, NOTWITHSTANDING ANY EXPENDITURE, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, § 20 OF THE COLORADO CONSTITUTION ANY OTHER LIMITATIONS PROVIDED BY LAW?

2020 ELECTION CALENDAR FOR BALLOT QUESTIONS

January 7, 2020	1 st Day nomination petitions may be circulated
January 22, 2020	Last Day to approve Resolution referring ballot questions to the voters
January 27, 2020	Last Day to file nomination petitions
February 21, 2020	Last Day to File comments with Municipal Clerk for any ballot (Tabor) issues - due by 12:00 (noon)
March 6, 2020	Last day to mail Blue Book to each household
March 16, 2020	First day mail ballots can be sent
April 7, 2020	Election Day

WORK SESSION



December 30, 2019

Town Council
Town of Johnstown
Johnstown, Colorado
c/o Matthew LeCerf, Town Manager

RE: Johnstown Farms Metropolitan District

Honorable Members of Town Council:

The purpose of this letter is to discuss the potential for an amendment to the current Johnstown Farm Metropolitan District (JFMD) and to discuss the potential for the formation and approval thereof for a new service plan for the proposed Johnstown Farm East Metropolitan District (JFEMD). JFMD was organized on January 21, 2008, following approval of its Service Plan by the Town of Johnstown in September, 2007. JFMD's boundary currently includes 108 homes in Johnstown Farms Filing #1 and all of Johnstown Farm Filings #2 and #3 (land east of County Road 17) as depicted on the attached **Exhibit #1**. The Board of Directors of JFMD is currently composed of one homeowner, and four representatives of Starwood, the owner of JF Filings #2 and #3. Historically, no other eligible electors within JFMD have been interested in serving on the Board of Directors.

Starwood is planning to develop JF Filings #2 and #3 as a separate and distinct project from the current development in JFMD in Flg #1. In order to do so, Starwood is considering filing a petition for exclusion with the Board of Directors of JFMD to remove Filings #2 and #3 from the JFMD, and to create a new district to serve those Filings located within the boundaries of JFEMD. We believe this approach is beneficial to the existing property owners and taxpayers of JFMD in that they would not be burdened by public infrastructure costs related to Filings #2 and #3. Since the existing development within JFMD and the proposed development in Filings #2 and #3 are separate and distinct projects, neither should be burdened by the public infrastructure costs of the other.

JFMD is considering undertaking the issuance of bonds in early 2020 in order to reimburse the developer for a portion of the approximately \$5,900,000 in public infrastructure costs that have already been recognized by JFMD for reimbursement to the developer. Under the current Service Plan for JFMD, the maximum amount of debt that JFMD may issue is \$5,600,000. The estimated amount of bonds to be issued by JFMD in 2020 is \$2,120,000.00, significantly below the \$5,600,000 allowed. Although the total adjusted mill levy allowed under the current service plan is 45.818 mills, this financing plan assumes the imposition of just 40 mills for debt service.



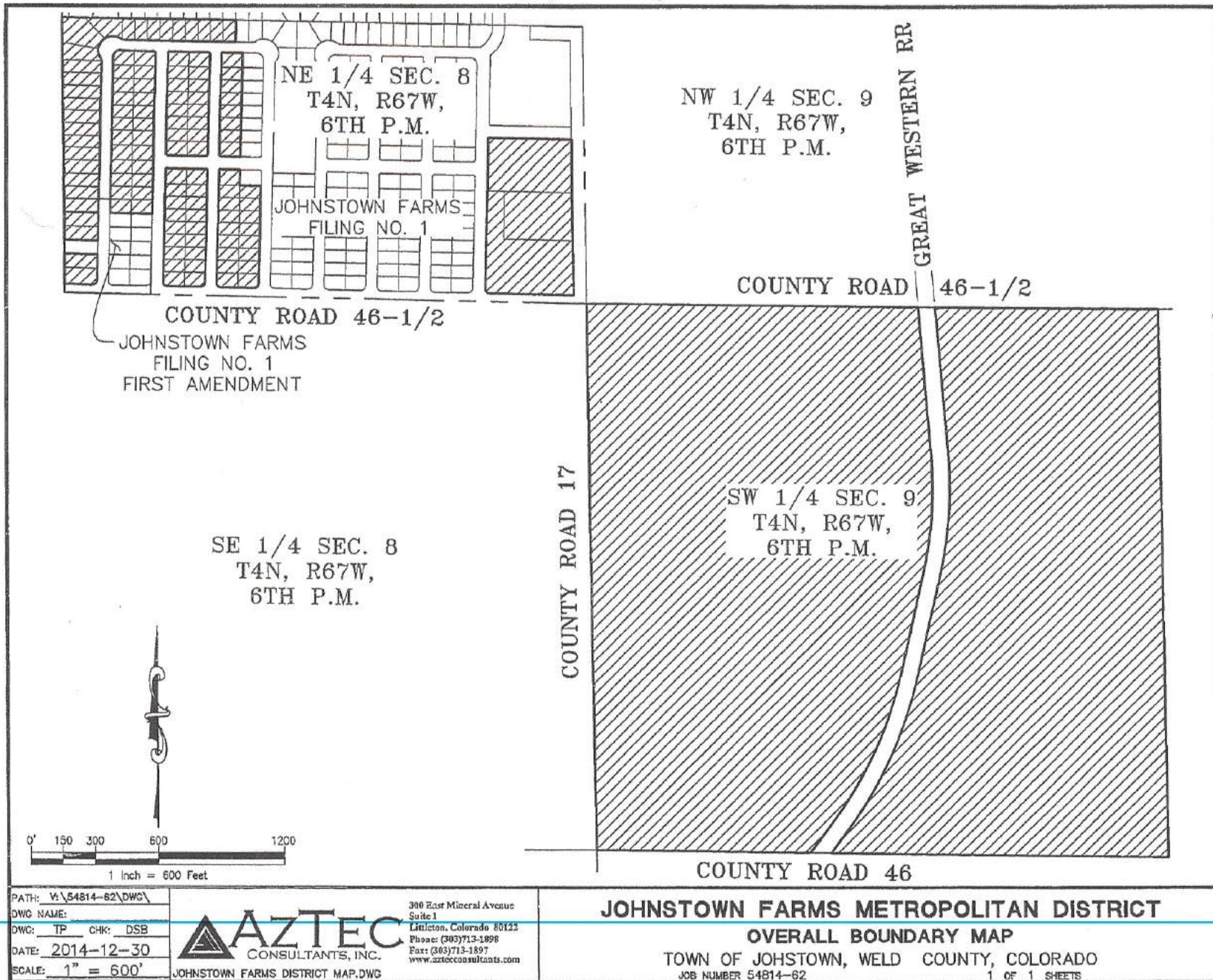
Finally, in order to facilitate development of Filings #2 and #3, Starwood anticipates requesting approval of a new service plan for JFEMD which would serve JUST Filings #2 and #3. The service plan for JFEMD would follow the Town's current model service plan which has been developed by the Town to protect against potential abuses and financial issues faced by other surrounding districts, including a maximum debt mill levy on commercial property of 50 mills, a maximum debt mill levy on residential property of 40 mills, as adjusted, interest rate limitations, and developer debt mill levy imposition term. Currently, we estimate the debt capacity for Filings #2 and #3 to exceed \$9,000,000, with estimated public infrastructure costs exceeding \$15,000,000. As costs for development have increased 2X along the Front Range in the last 15 years, the ability for Starwood to share public infrastructure costs with residents is essential for Starwood and its homebuilding partners to construct, market, and sell homes to new buyers at attainable market price. Without the metropolitan district financing structure in place the cost of the homes planned for the Johnstown Farms Metropolitan District would become significantly more expensive, and would exacerbate the housing affordability issues prevalent across all Front Range communities and throughout the state of Colorado. The attached **Exhibit #2** depicts the new service area for JFMD and for JFEMD.

We look forward to the opportunity to discuss JFMD and a proposed JFEMD with the Town Council at the study session on January 6, 2020.

Regards,

Craig K. Campbell
TF Johnstown Farms, LP
Authorized Signatory

EXHIBIT #1



PATH: V:\54814-62\DWG\
DWG NAME:
DWG: TP CHK: DSB
DATE: 2014-12-30
SCALE: 1" = 600'

AZTEC
CONSULTANTS, INC.

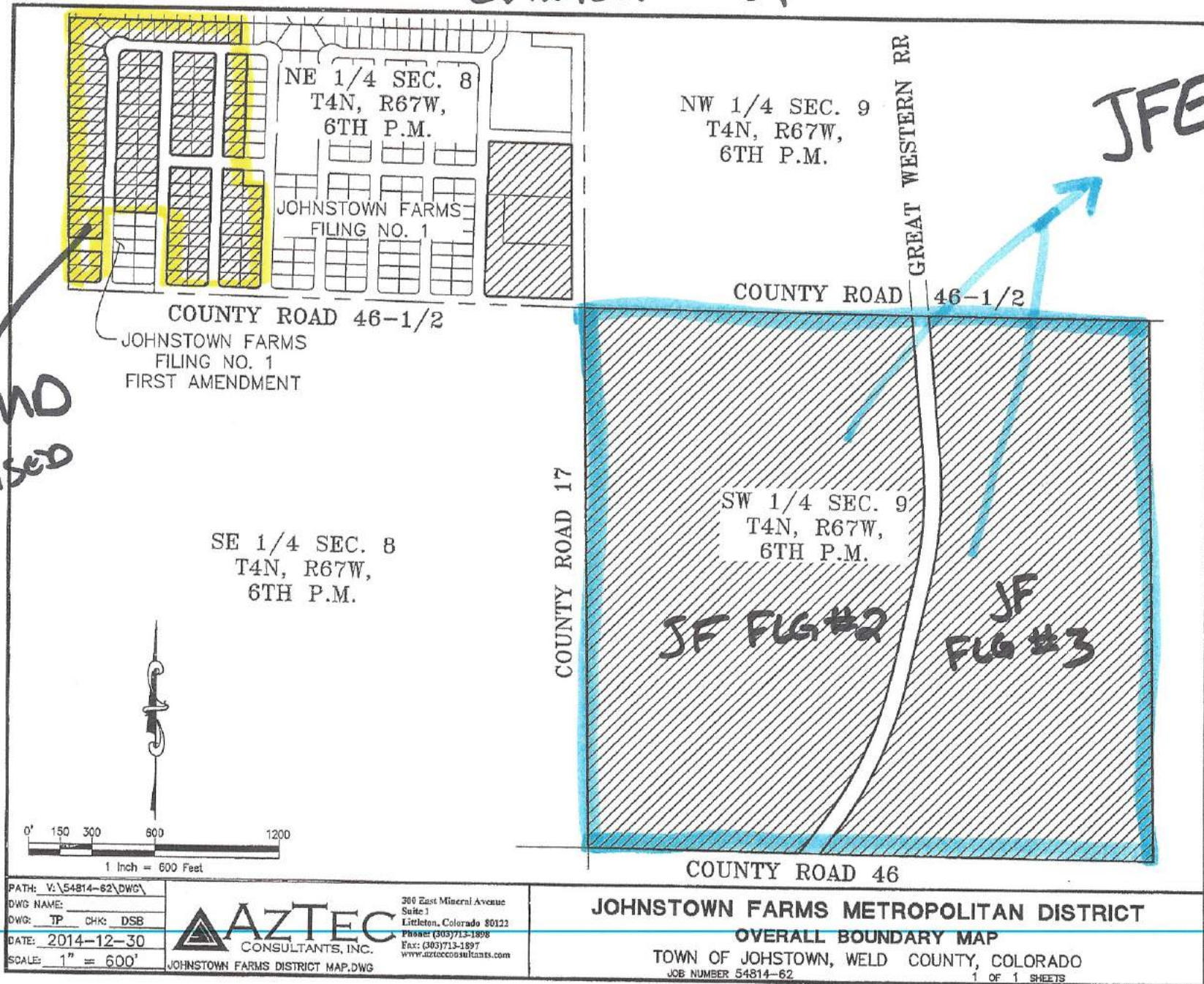
JOHNSTOWN FARMS DISTRICT MAP.DWG

300 East Mineral Avenue
Suite 1
Littleton, Colorado 80123
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

EXHIBIT #2

JFMD
REVISED

JFEMD



INFORMATIONAL

TOWN OF JOHNSTOWN, COLORADO

ORDINANCE NO. 2020-__

**AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 10 OF
THE JOHNSTOWN MUNICIPAL TO INCLUDE SECTION 10-76
CONCERNING UNLAWFUL CAMPING**

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

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

WHEREAS, Article IV of Chapter 10 of the Johnstown Municipal Code regulates offenses against property; and

WHEREAS, the Johnstown Police Department has received numerous complaints and calls for service regarding persons using vehicles for dwelling purposes on property within the Town and recommends that the Town adopt an ordinance to regulate such use; and

WHEREAS, based upon such recommendation, Town Council desires to adopt regulations restricting the use of vehicles for dwelling purposes on the condition that, based upon policies and procedures adopted by the Johnstown Police Department, persons shall be entitled to obtain a permit to allow the temporary occupancy of a vehicle, recreational vehicle, trailer or camper for dwelling purposes to accommodate vacation travelers; and

WHEREAS, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, welfare, peace, safety and property, that this Ordinance is necessary for the protection of public convenience and welfare and that this Ordinance is in the best interests of the citizens of the Town.

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

Section 1. Section 10-76. Article IV of Chapter 10 of the Johnstown Municipal Code is hereby amended to include Section 10-76, which shall read as follows:

Sec. 10-76. Unlawful camping.

- (1) No person shall use a vehicle, recreational vehicle, trailer or camper for dwelling purposes, including, but not limited to, sleeping, spending the night or cooking, on any public street, sidewalk or other public place within the Town for more than one night in a thirty day period.

- (2) Without limiting subsection (1), no person shall use a vehicle, recreational vehicle, trailer or camper for dwelling purposes, including, but not limited to, sleeping, spending the night or cooking, on any property in the Town, and no property owner or lessee shall allow a person to use a vehicle, recreational vehicle, trailer or camper for dwelling purposes on such property, for more than two nights in a thirty day period.
- (3) Notwithstanding the foregoing, persons may obtain permits from the Town to allow the temporary occupancy of a vehicle, recreational vehicle, trailer or camper for dwelling purposes to accommodate vacation travelers.

Section 2. Policies and procedures. The Johnstown Police Department is hereby directed to adopt policies and procedures regarding the issuance of a permit to allow the temporary occupancy of a vehicle, recreational vehicle, trailer or camper for dwelling purposes to accommodate vacation travelers.

Section 3. Code changes. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

Section 4. Repeal. Existing or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

Section 5. Publication; Effective Date; Recording. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Town Charter and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Home Rule Charter of the Town of Johnstown, Colorado. Copies of the entire Ordinance are available at the office of the Town Clerk.

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____

Diana Seele, Town Clerk

By: _____

Gary Lebsack, Mayor

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