



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 19, 2021
SUBJECT: North Ridge Annexation Agreement
ACTION PROPOSED: Consider the North Ridge Annexation Agreement
ATTACHMENTS: 1. North Ridge Annexation Agreement
PRESENTED BY: Kim Meyer, Planning & Development Director
Avi Rocklin, Town Attorney

AGENDA ITEM DESCRIPTION:

A petition for the North Ridge Annexation, requesting annexation and PUD-MU zoning, and a larger Outline Development Plan (ODP) were submitted to the Town in September 2020. This property comprises approximately 35.32 acres of land, located east of the I-25 Frontage Road, adjacent to the Thompson River Ranch subdivision, and south of the Abundant Life Tabernacle Church.

In conjunction with the proposed annexation, Town Council is asked to consider the attached Annexation Agreement. (Attachment 1.)

In addition to the standard terms contained in the Town's annexation agreements, the Agreement contains the following material terms:

- Frontage Road Dedication. The Frontage Road is intended to be "Devolved" to the Town at some point in the near future by CDOT, and is shown on our Master Transportation Plan as a Minor Arterial, requiring 110-foot right of way (ROW), which can reduce to 100-foot width where development and walks are planned for one side only. The Town must ensure that appropriate ROW is dedicated along this frontage as development occurs. *See Section 11.*
- 402 Financing /Reimbursement Fee. Section 15 acknowledges that fees will be typical and ordinary; and that there may be a special fee assessment at building permit related to the investments made by the Town to ensure high-quality highway infrastructure near the 402 & I-25 Interchange.

Exhibit B provides evidence of water rights and a recorded dry-up covenant for this property.

LEGAL ADVICE:

Agreement was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

The Community That Cares

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RECOMMENDED ACTION:

Approve the Annexation Agreement for the North Ridge Annexation.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve the Annexation Agreement for the North Ridge Annexation.

For Denial

I move that the Town Council deny the Annexation Agreement for the North Ridge Annexation.

Reviewed and Approved for Presentation,



Town Manager