



COAN, PAYTON & PAYNE, LLC

ANNEXATION IMPACT REPORT

Blue Spruce Ridge

Parcel approximately 41.114 acres

This Annexation Impact Report is provided in compliance with Johnstown Land Use and Development Code sec. 17-2-12.C.8 and C.R.S. 31-12-108.5, which requires:

1. A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

The Town of Johnstown has adopted the *Johnstown Area Comprehensive Plan (January 2023)* and the *Transportation Master Plan (February 2008)* which includes framework for land use, transportation and public infrastructure planning; e.g. sanitary sewer mains and treatment facilities, stormwater facilities, as well as road maintenance, police protection, parks and recreation and library services to the area proposed for annexation, which is within the Johnstown Planning Area.

2. A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

The Developer, Blue Spruce Ridge HoldCo, LLC, will finance municipal services to the proposed annexation area in the same or similar method as The Ridge at Johnstown. Developer will finance the municipal services through subdivision improvement requirements and impact fees required by the Town as described in the Development Agreement, capital improvement programs sponsored by the Developer, and municipal bond financing by The Villages at Johnstown Metro District Nos. 3-8 when Blue Spruce is included in the District.

3. A statement identifying existing tax districts within the area to be annexed;

According to the Larimer County Assessor, the following tax districts are within the area to be annexed:

- **Thompson R2-J General Fund**
- **Thompson R2-J Bond Payment**
- **Larimer County**
- **Loveland Fire District (Petition for Exclusion to be filed)**
- **Front Range Fire Rescue (Petition for Inclusion to be filed)**
- **Thompson Valley Health Service District**
- **Northern Colorado Water Conservancy District**
- **Larimer County Pest Control District**

- Little Thompson Water District

4. A statement on the effect of annexation upon local public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Applicant will inquire about the impacts to the R2-J district of approximately 280 single-family and multi-family homes in Blue Spruce Ridge. At the time of this submittal, Applicant does not have calculations from the R2-J District and will submit when provided. It is anticipated that Blue Spruce Ridge school age children will attend Riverview PK-8 and existing high schools within the R2-J District. Developer will review cash-in-lieu contribution to the R2-J District to satisfy its requirements.

5. A map (or maps) of the municipality and adjacent territory to show the following information:

a. The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

Maps for this annexation are being submitted concurrently with this application.

b. The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation (from Town master plans);

The Parcel is vacant and is contiguous to The Ridge at Johnstown to the North, and to South Ridge to the west, and is surrounded by private property in Larimer County to the east and south, as shown in the Zoning and Annexation Maps. The recent upgrades to CR3e, CR 16, and CR 18 will be adequate to service the proposed annexation. Sanitary is in the Parcel and is shared with South Ridge to the West, and the Ridge to the North. Water will be obtained from an existing 20" watermain in CR 3e. Utility infrastructure will be supplied from CR3e, in coordination with The Ridge and South Ridge. Once a proposal for development has been submitted, the required infrastructure upgrades will be identified.

c. The existing and proposed land use pattern in the areas to be annexed.

Existing zoning is RR2, Rural Residential, in Larimer County. The land was historically used for agricultural farming. The contiguous parcel to the north, The Ridge at Johnstown was annexed in to the Town by annexation plat recorded at reception no. 20020060112 ("The Ridge"). The property to the west, across CR3e, South Ridge was annexed into the Town by annexation plat recorded at reception no. 20220027126 ("South Ridge"). Both The Ridge and South Ridge are zoned Planned Unit Development Residential District ("PUD-R"). Blue Spruce Ridge is sought to be annexed as R-2 Mixed-density Neighborhood, which is consistent with the existing surrounding land use pattern within the Town of Johnstown and will coordinate with The Ridge and

South Ridge as single family residential development as to infrastructure, development and traffic control.

