

October 20, 2022

Town of Johnstown  
450 S. Parish Avenue  
Johnstown, Colorado 80534

**RE: LARSON PROPERTY DEVELOPMENT – ANNEXATION IMPACT REPORT**

Dear Town Staff,

The developer, is requesting annexation into the Town of Johnstown, proposing a new residential development currently being referred to as Larson Property. The development will be located directly west of and adjacent to Weld County Road 15 (N. Telep Avenue), and north of Rolling Hills Subdivision. The project includes approximately 96.04 acres and consists of residential and open space/parks usage.

This report analyzes the proposed development's impact with respect to the Town of Johnstown's (and Weld County's) services.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**

A handwritten signature in blue ink, appearing to read 'Robbie Lauer'.

**Robbie Lauer**

Project Manager

Reference Maps:

- Annexation Map
- Conceptual Road, Trails, and Fence Plan
- Conceptual Utility Plan
- Annexation Zoning Map

# Annexation Impact Report

for

## Larson Property Development

Johnstown, Colorado

October 20, 2022

**96.04 acres**

### **Project Location**

The Larson Property Development contains approximately 93.95 acres and is within Weld County, Colorado. The property's borders include:

- South: Rolling Hills Subdivision
- West: Private, undeveloped land
- East: Weld County Road (WCR) 15 (North Telep Avenue)
- North: Private, undeveloped land

The area to be developed lies within the Town of Johnstown Low-Density Intensity zone as designated by the *2021 Johnstown Area Comprehensive Plan*. See map below indicating location and vicinity.



**Proposed Land Uses**

The Larson Property is a single family detached residential that will enhance the existing small-town community feel within the Town of Johnstown while providing easy, convenient access to cities and towns across Northern Colorado. Larson Property will incorporate eye-catching architecture to deliver a resident-oriented community complete with open spaces, walkways, and a central park. The Larson Property will be a similar density as the Rolling Hills Subdivision to the south. The Larson Property will provide easy access to Thompson Parks Baseball Field. The community will be designed to be an asset to the Town of Johnstown and will attract residents who value what the Town has to offer.

**Annexation Agreement**

Per Colorado Revised Statutes 2013 134 Title 134, an agreement will be drafted between the property owner and municipality outlining the responsibilities of each party.

**Municipal Services**

The area to be annexed as described by the attached legal description will receive the following municipal services from the stated responsible agencies:

**Water:** Johnstown Water Service Area. Potable water will be provided to the development by the Town of Johnstown. The water system will be designed according to standard practices including a loop system that will tie into existing mainlines.

**Sewer:** Johnstown Sanitation Service Area. The internal system will be designed to respond to topography to drain effluent to a low point in the subdivision. The sanitary sewer system will be connected to Johnstown’s existing system and designed according to standard practices.

**Police:** Town of Johnstown Police. The residential neighborhood will not require any special security measures and can be easily patrolled as part of the current duties of the Johnstown Police Department.

**Fire & Emergency Services:** Front Range Fire Rescue. Neighborhood access and street design will conform to Town standards. All construction and fire prevention will adhere to building code.

**Schools:** Weld County RE-5J School District. Schools serving this site are listed below along with anticipated student generation.

**Library District:** High Plains Library District. No adverse impacts anticipated at this time.

**Electric/Communication Service:** The developer will work with service providers to establish the most efficient manner for extending service to the community.

**Recreation District:** Thompson Rivers Parks and Recreation District. No adverse impacts anticipated at this time.

**Annexation Statements**

- 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 (November 2021)* 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 proposed annexation area. The annexation area is within the Johnstown Growth Management Area and is identified as an area of Low Density/Intensity within the Johnstown Area Comprehensive Plan.

**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.**

A Metropolitan District will be established as the authority to finance all public improvements within and adjacent to the property. The district will convey public infrastructure to the Town and will establish the means for ongoing maintenance. The district will also provide the administration and control services for the community such as establishing and enforcing the architectural standards and lot landscaping requirements. The details of the district’s organization, obligations and financial structure will be provided in a formal Service Plan conforming to all legal standards.

**3. A statement identifying existing tax districts within the areas to be annexed.**

According to the Weld County GIS Property Portal, the following tax districts are within the area to be annexed:

- AIMS Junior College
- Front Range Fire Rescue Fire Protection District
- High Plains Library
- Larimer Conservation District
- Little Thompson Water District
- Northern Colorado Water Conservation District
- Weld County RE-5J School District
- Weld County

**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.**

The Larson property is within the Weld County RE-5J School District. Students that will reside within the Larson Subdivision neighborhood will be currently served by the following schools:

- Letford Elementary School  
2 Jay Avenue, Johnstown, Colorado
- Milliken Middle School  
266 S. Irene Avenue, Milliken, Colorado
- Roosevelt High School  
616 N. 2nd Street, Johnstown, Colorado

The table below uses the district’s formulas for student generation by new housing. Due to growth, Weld County RE-5J School District is replacing Letford Elementary School at the intersection of Colorado Highway 60 and Colorado Boulevard. Students from Larson Property fall within the updated service area for the new elementary school. The developer will work with the Town and District regarding appropriate mitigation measures.

WELD COUNTY SCHOOL IMPACT FORECASTING

Dwelling Units	Elementary School Student Yield	Middle School Student Yield	High School Student Yield	Elementary School Students	Middle School Students	High School Students	Total Students
375	0.301	0.148	0.170	113	56	64	232

\*Households equal 100% of total single family detached units.

**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.

The annexation map showing the present and proposed boundaries of the Town of Johnstown within the vicinity of the proposed annexation is included.

- 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).

See the attached exhibits for a conceptual street, water, and sanitary sewer layout and the location of dry utility connections.

- c. The existing and proposed land use pattern in the areas to be annexed (Outline Development Plan).

The existing zoning in Weld County is Agricultural (AG). **The proposed zoning within the Town of Johnstown is Planned Unit Development (PUD).** See the attached zoning map.