

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2021-12

APPROVING A USE BY SPECIAL REVIEW FOR VERIZON WIRELESS FOR A 70-FOOT MONOPINE ALTERNATIVE TOWER STRUCTURE ON PROPERTY LOCATED AT LOT 1, BLOCK 2, REPLAT LOT 1, BLOCK 2, 2534 WEST FIRST FILING, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.

WHEREAS, Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless (“Verizon Wireless”), submitted an application for a use by special review for a 70-foot wireless communication facility, in the form of a monopine alternative tower structure, on property owned by Four Stripe Investment Partners, LLLP, a Colorado limited liability limited partnership, located at Lot 1, Block 2, Replat Lot 1, Block 2, 2534 West First Filing, Town of Johnstown, County of Larimer, State of Colorado and known by street address as 5360 Ronald Reagan Boulevard; and

WHEREAS, on February 10, 2021, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the use by special review, Case#USR20-0001; and

WHEREAS, on April 19, 2021, the Town Council held a public hearing and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file, and conducting such public hearing, the Town Council found as follows with respect to the application:

1. In addition to other submittal requirements, the application for the special use met the submittal requirements contained in Section 16-145(f)(1) of the Johnstown Municipal Code;
2. Alternative design options, such as using a base station, are not viable options;
3. The special use meets the requirements contained in Article XIX of Chapter 16 of the Johnstown Municipal Code; and
4. The special use is compatible with applicable Town standards and regulations and will be compatible with existing and probable future land uses.

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

Section 1. Approval. Verizon Wireless’ application for a use by special review for a 70-foot wireless communication facility, in the form of a monopine alternative tower structure, on property owned by Four Stripe Investment Partners, LLLP, a Colorado limited liability limited partnership, located at Lot 1, Block 2, Replat Lot 1, Block 2, 2534 West First Filing, Town of Johnstown, County of Larimer, State of Colorado and known by street address as 5360 Ronald Reagan Boulevard, is hereby APPROVED, subject to the conditions set forth in Section 2.

Section 2. Conditions of Approval. The use by special review is approved subject to the following conditions, which conditions shall bind the Applicant and any subsequent owner or developer of the Property:

1. Prior to building permits being issued, the Applicant shall update the site plan, to the satisfaction of Town Staff, to illustrate a solid masonry fence painted to match the adjacent hotel structure, installed around the perimeter of the lease site for screening and security.
2. Prior to building permits being issued, the Applicant shall update the landscape plans, to the satisfaction of Town Staff, to illustrate no less than four (4) additional evergreen trees, minimum 3-inch caliper/or 8-feet in height upon installation, adjacent to the lease site, placed to assist in compatibility of the monopine structure.

PASSED, SIGNED, APPROVED, AND ADOPTED this ___ day of _____, 2021.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor