



450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## TOWN COUNCIL AGENDA COMMUNICATIONS

---

**AGENDA DATE:** March 18, 2024

**SUBJECT:** Front Range Fire – Annexation and Zoning Request

**ACTIONS PROPOSED:**

1. Public Hearing - Consideration of Resolution 2024-14 Accepting the Findings of Fact and Conclusions of the Front Range Fire Annexation.
2. First Reading of Ordinance 2024-244 Approving the Annexation of Unincorporated Lands Located in the County of Weld, Consisting of Approximately 0.1 Acres and Known as the Front Range Fire Annexation.
3. First Reading of Ordinance 2024-245 Approving the PUD-R Zoning for the Annexation of Unincorporated Lands Located in the County of Weld, Consisting of Approximately 0.1 Acres and Known as the Front Range Fire Annexation

**ATTACHMENTS:**

1. Resolution 2024-14 Findings of Fact and Conclusions
2. Ordinance 2024-244 Annexing of Lands
3. Ordinance 2024-245 Zoning of Lands
4. Front Range Annexation Agreement
5. Front Range Fire Annexation Petition
6. Vicinity Map
7. Annexation Map
8. Zoning Map
9. Annexation Impact Study
10. Resolution 2024-05 Setting the Hearing for March 18, 2024
11. Planning and Zoning Commission Staff Report
12. Presentation

**PRESENTED BY:** Lilly Cory, Planner I

---

**AGENDA ITEM DESCRIPTION:**

Front Range Fire District (“Applicant”), formally submitted an updated annexation petition (Attachment 5) on December 19, 2023, with the proposed zoning of PUD-R to match the remainder of their site. The subject property consists of approximately 4269 square feet, situated in Lot 1, Phase 5 of Rolling Hills Ranch, Town of Johnstown, County of Weld, and State of Colorado. More commonly known as the northeast corner of Front Range Fire Station 1, North of Highway 60 and East of Telep Ave. The small area of land comprising this annexation currently houses the Fire Department’s flag poles.

*The Community that Cares*

This proposed area of annexation meets the eligibility and contiguity requirements pursuant to C.R.S. § 31-12-104 and C.R.S. § 31-12-105, and is bordered by Johnstown along the southern and western boundaries. Resolution 2024-05 was approved by the council on February 5, memorializing eligibility and contiguity requirements and setting the public hearing date.

The Planning & Zoning Commission (PZC) held a public hearing on February 14, 2024, to consider the Front Range Fire Rescue Annexation (Case ANX22-0001). The Planning & Zoning Commission Staff Report provides background and historical use of the property.

### **COMPREHENSIVE PLAN COMPLIANCE**

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the Town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current Town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the Town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary.

### **STRATEGIC PLAN COMPLIANCE**

- Natural & Built Environment
  - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

### **LEGAL ADVICE:**

The Town Attorney drafted the resolutions and ordinances included for presentation.

### **FINANCIAL ADVICE:**

N/A

**RECOMMENDED ACTION:** Staff finds that the proposed annexation and zoning are complementary, comply with state statutes, and satisfy the requirements of the Johnstown Land Use & Development Code; therefore, Staff recommends that the Town Council approve Resolution 2024-14, Ordinance 2024-244, and Ordinance 2024-245. There are three actions associated with this project and each one must be voted on separately. The resolution establishes the findings of fact and conclusions for the proposed annexation; therefore, it should be voted upon prior to a vote on the ordinances to approve the annexation and establish zoning respectively. If the resolution fails, the findings to support the ordinances would dissolve, and the ordinances would automatically fail.

---

1. Resolution 2024-14 – Findings of Fact and Conclusions: Recommend that the Town Council approve Resolution 2024-14, accepting the Findings of Fact and Conclusions for the Front Range Fire Recue Annexation.

2. Ordinance 2024-244 – Approving Front Range Fire Rescue Annexation: Recommend that the Town Council approve Ordinance 2024-245 to approve the annexation of approximately 0.1 acres, known as the Front Range Fire Rescue Annexation.

3. Ordinance 2024-245 – Approving Front Range Fire Rescue Annexation: Recommend that the Town Council approve Ordinance 2024-246 to approve the PUD-R zoning of approximately 0.1 acres, known as the Front Range Fire Rescue Annexation.

---

**SUGGESTED MOTIONS:**

**RESOLUTION 2024-14**

**For Approval:** I move to approve Resolution No. 2024-14, accepting the Findings of Fact and Conclusions for the Front Range Fire Rescue Annexation.

**For Denial:** I move to deny approval of Resolution No. 2024-14.

**ORDINANCE 2024-244**

**For Approval:** I move to approve Ordinance No. 2024-244 on the first reading, approving the annexation of approximately 0.1 acres, known as the Front Range Fire Rescue Annexation.

**For Denial:** I move to deny approval of Ordinance No. 2024-244.

**ORDINANCE 2024-245**

**For Approval:** I move to approve Ordinance No. 2024-245 on the first reading, approving the PUD-R zoning, for the Front Range Fire Rescue Annexation.

**For Denial:** I move to deny approval of Ordinance No. 2024-245.

*Reviewed and Approved for Presentation,*



Town Manager

*The Community that Cares*