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## PLANNING AND ZONING COMMISSION MEETING

450 S. Parish, Johnstown, CO  
Wednesday, June 12, 2024 at 6:00 PM

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### MINUTES

#### CALL TO ORDER

Chairmen Grentz called the meeting to order.

#### ROLL CALL

##### Present:

Commissioner Campbell  
Commissioner Jeanerrett  
Commissioner Urban  
Chairmen Grentz

##### Absent:

Commissioner Flores

#### AGENDA APPROVAL

Commissioner Jeanrett moved to approve the agenda  
Commissioner Urban seconded

The motion passed 4/0.

#### APPROVAL OF THE MINUTES

Minutes of the regular meeting on April 24, 2024.  
Commissioner Jeanrett moved to approve the minutes  
Commissioner Urban seconded

Motion passed 4/0.

#### PUBLIC COMMENT

No public comment was made.

#### PUBLIC HEARING

- 1.) Case No. SUB21-0020 Riverbend Estates Filing No. 1 Subdivision

Chair Grentz opened the public hearing.

*The Community that Cares*

Lilly Cory, Planner I, directed the commission on an overview of the project highlighting the hazards and unique housing opportunities that the development would bring to Johnstown. She also discussed the Town's process and future planning alignment.

Commissioner Campbell asked questions of overall connectivity to surrounding areas along with concerns about the floodplain process.

Cory addressed the FEMA standard process and the timeline of these approvals.

The public hearing was turned to the applicant, Riverbend Estates Partners, LLC. Lee Lowery spoke about the amenities, landscaping, and overall project intention. Josh McCarn, Frontera Design Group, spoke about landscape standards and specifics within the community.

Commissioner Urban asked questions about accessibility to the Little Thompson River.

McCarn stated that there would be no access, but the idea was to create some greenways outside of the overall development.

Commissioner Jennarat asked questions about the oil facility in the northwestern portion of the site.

Mary Wohnrade, project engineer, stated that no grading changes were to impact the facility.

No further questions were asked of staff or the applicant.

The hearing was opened for public comment.

Two residents spoke regarding concerns about flooding, access, landscaping, and the ability of the Town to supply utilities to the area.

Staff responded, stating that the FEMA requirements for floodplain development were met, along with Town codes. As with all development, the applicant was required to bring their own water shares into town prior to service being issued.

The public hearing was closed.

Commissioner Campbell made a motion to approve Case No. SUB21-0020 Riverbend Estates Filing No. 1 Subdivision.

Seconded by Commissioner Urban.

The motion passed 4/0.

## **DEPARTMENTAL REPORT**

Jeremy Gleim, Planning & Development Director, informed the Commission that a process to fill their two vacancies would be forthcoming in the next month or two.

**COMMISSIONERS COMMENTS**

None.

**ADJOURNED**

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**Planning & Development Director**

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**Commissioner Chairman**