



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, November 30, 2022

SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hayward, Salo, and Weber.

C. Weber offered an amendment to the agenda to add to the end of the meeting a discussion of recommendation of a new Planning Commissioner. Amended Agenda was approved unanimously.

Motion: Weber / 2nd Hayward

Vote: 6/0

Minutes were approved by a motion from C. Grentz, 2nd by Chair Weber.

Vote: 6/0

General Public Comment:

- Jim Hatfield - 345 Hickory Ln: Website change request – when downloaded from the website, file names are random. No list of Commissioner names on the site anymore.

The Public Hearing for **ANNX22-0002 Rieder Farm Annexation and Establishment of Zoning** was opened. Kim Meyer, Director of Planning & Development, presented an overview and staff's analysis for this proposed 40-acre annexation and zoning.

Commissioners asked about how notices are mailed out and to whom, and inquired if the Town was able to obtain the needed right of way for Parish Ave. Meyer responded and also noted the ROW along Parish would be a part of the negotiated annexation agreement.

Erik Halverson, Land Asset Strategies, was available to represent the Applicant - had no presentation, and the commission had no questions. No presentation or statement was made. The Commission had no questions for Staff or the Applicant.

No public comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Weber.

Vote: 5/1 (Campbell)

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The Public Hearing for **SUB21-0011 North Ridge Preliminary/Final Subdivision Plat**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed subdivision.

C. Weber recalls a discussion of dropping grade along frontage road, is that still part of the plan. The applicant addressed these questions. Jeff Reed, Project manager representing Caliber Co – grade dropped about 11 feet, water and sewer will be run. Acceleration and deceleration lanes will be constructed as well.

Public comment:

- Marsha Buckley, 6163 CR 18 – Irrigation ditch issues that caused damage to electrical; no problems prior to this construction and piping the ditch. Who is liable for this? Wants assistance with this. Feels bullied. Port-a-potty was dropped next to her property. Applicant should address stormwater and drainage and ensure it doesn't affect her lot. Wants to get along, and no more hassles. Was without electricity for 3 weeks.
 - Mark Hunter, Attorney for the Applicant, responded. Gard Ditch lateral improvements were delayed by timing of the ditch running, and the water was seeping through the CDOT's prior improvements. Happy to move the Port-a-potty to another location. Drainage and detention will happen on-site.
- Jim Hatfield, 345 Hickory Ln. – Is Colleen Street a historic name?
 - Developer preference. Town & Fire ensure no duplication.

Public hearing was closed.

C. Weber asked Staff to follow up with Marsha Buckley on the damage concern.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2nd C. Weber

Vote: 6/0

The Public Hearing for **SUB21-0023 North Ridge at TRR Preliminary/Final Subdivision Plat and Development Plan**, was opened. Justin Currie, Planner II, presented an overview and staff's analysis for this proposed subdivision, which is a portion of the North Ridge Subdivision and is contingent upon final approval and recording of that subdivision.

Greg Saia, with Oakwood Homes, and Rick Haering, with LAI Design, represented the Applicant and provided a presentation with color renderings of the site and architecture elevations. 8.4 DU/Ac, 31% open space. 5-10 foot grade difference from where homes will sit to the west, from existing homes, as well as a 30 foot landscape buffer.

Town Staff reviewed the requirements of the Outline Development Plan.

Public comment:

- Jim Hatfield, 345 Hickory Ln – Would cul-de-sac ever be straightened out? Public or private streets?

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Public hearing closed.

C Weber noted it would be appreciated to limit the 3-story homes along the East boundary.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2nd C. Hayward

Vote: 6/0

Item to discuss the C. Weber / Salo

Kim Meyer provided a brief department update. Commissioners discussed several items of general interest including asking for clarification on water dedications with development, traffic studies and activities of the Town, and discussion of elements of the comprehensive plan.

Meeting was adjourned at 8:00 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Kara Washam, Planner I; Justin Currie, Planner II

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair


