



Town of Johnstown

PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, March 13, 2024

SUMMARY MINUTES

The meeting was called to order by Chair Grentz at 7:00 P.M. Roll call and attendance were taken. Present were Commissioners Jeanneret, Flores, Hayward, Urban, and Chairman Grentz. Campbell and Hatfield were absent and excused.

A motion for approval of the agenda was made.

M: Flores/ 2nd Hayward. This was passed 5/0.

Minutes of the regular meetings held on February 14th, 2024. Minutes were approved 4/0.

M: Hayward/2nd Jeanneret. Flores abstained as he was not in attendance.

No public comment.

The Public Hearing for the **Blue Spruce Ridge Annexation** was opened. The planning staff were asked to present their report. Tyler Smith presented an overview of the land that was to be annexed and stated that there were multiple other portions that were annexed previously as a part of the project area. Staff recommended approval of the Blue Spruce Ridge Annexation and proposed zoning.

The commission asked what the variation was between the zoning types of R-1 versus R-2 and the type of development that would be expected. Smith clarified the zoning type and the correlation that this had with the updated comprehensive plan. Smith also explained what lot configuration would be allowed with each of these zoning types. No further questions were asked of staff at this time.

Bob Choate with Caliber Development, the applicant, presented on behalf of the developer. Choate highlighted his expectation for the development and what the development might look like. Chair Grentz asked about townhomes. Choate stated townhomes were there to encourage some of the diversity in pricing of homes in the area.

Chair Grentz opened the hearing for public comment.

Richard, a resident of the Ridge, brought up concerns related to his view and property values if the development was to occur. He expressed opposition to townhome development, as it would impair his way of life in the Ridge.

Chair Grentz clarified that the current applicant only included land being annexed into the Town and the proposed zoning type. There was no pending development plan for comment.

Woods, a private landowner of seven acres, stated concerns about information accessibility for the residents that were in the area. She wanted to ensure enough time to review the submittal and suggested delaying the public hearing. Ms. Woods opposed the R-2 zoning and stated that R-1 would

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be more applicable.

Martin Manning, a private landowner, brought concerns of safety with regard to the irrigation ditches and ponds in the area and wanted to make sure that Caliber was too keep what they has told landowners previously.

Morty Lane, a resident of the Ridge, brought up concerns regarding the floodplain in the area. Lane stated that the grading would have to be extreme and was worrisome for current and future landowners.

Chair Grentz asked further questions of the public after opening the discussion to commissioners. Commissioner Urban stated that there would be more steps in the development process and encouraged the public to show up to the next meeting to make additional statements.

Chair Grentz asked further questions of Smith regarding the R-2 versus R-1 zoning types. Smith highlighted that the largest difference between the two designations would be the ability to have townhomes on the property.

Chair Grentz asked further questions of Gleim, the Planning Director, as to their options for making a recommendation on the project. Gleim stated that there are two items, and each could be approved, approved with conditions, or denied.

The public hearing was closed. There was brief discussion among the Commissioners and the following motions were made:

ANNEXATION

M: Flores / 2nd: Hayward to recommend APPROVAL of the Blue Spruce Ridge Annexation.

Motion Passed – 5/0

ZONING

M: Hayward/ 2nd Flores to recommend APPROVAL of R-1 zoning for the Blue Spruce Ridge Annexation.

Motion Passed - 4/1, with Chair Grentz opposed.

New Business: An item was on the agenda for the Commission to discuss changing the regular Planning & Zoning Commission meeting time from 7pm to 6pm. After discussion, the following motion was made:

M: Hayward/ 2nd Urban to change the meeting time for the Planning & Zoning Commission's regular meeting from 7pm to 6pm.

Motion Passed – 5/0

Commissioners had no reports. The meeting was adjourned.

Respectfully Submitted,
Lilly Cory, Planner I

Accepted by Chair:

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