



Town of Johnstown

PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, April 28, 2021

Remote Hearing Held VIA Zoom

SUMMARY MINUTES - DRAFT

Chairman Weber was absent. Commissioner Grentz nominated Commissioner Kiovsky to serve as acting chairperson for this meeting. Seconded Storm. Vote was unanimous.

Meeting called to Order by Acting Chair Kiovsky at 7:02 P.M. Roll call attendance was taken; present were Commissioners Flores, Grentz, Kiovsky, and Storms. Commissioner Boccella and Weber were absent.

Unanimous approval of Agenda.

Minutes for PZC hearings and meetings of:

- November 18, 2020 – Motion (M) by Storms / Flores (2nd) to Approve, passed 4-0
- Revised minutes of March 10, 2021 - M Flores / Grentz, to Approve, passed 3-0, Storms abstain
- April 14, 2021 - M Storms / Flores, to Approve, passed 4-0.

There were no public comments regarding items not included on the agenda.

The first Public Hearing was Case #ZON20-0006 for Purvis Farm Outline Development Plan (ODP). Darryll Wolnik, Planner II, provided the staff report and a brief presentation with an overview of the project. The proposal is for a 108-acre master outline development plan, located east of Colorado Blvd., and north of CO Hwy 60. The property is zoned PUD-MU and is covered by a prior ODP, which is being superseded with this ODP. This development plan is a large bubble diagram with general uses, acreages, and maximum densities shown, with a conceptual site plan that provides an idea of what this could look like once developed. There are significant open spaces over existing easements that separate the proposed development areas from existing neighborhoods. Based on surrounding, existing development no direct street connections are proposed in existing neighborhoods, and future connection opportunities are created to properties to the north.

Commissioner questions –

Storms – Current ODP is still in force that included Low/Medium/High density residential and commercial zoning. Clarifying that the amend ODP largely affects the removal/reduction of the commercial uses/zoning to allow more mixed use in that area. Wolnik confirmed that statement.

Cathy Mathis, TB Group (Berthoud), represented the Applicant and provided a more detailed presentation on the outline development plan. A loop trail system connects the open spaces to and through the neighborhood. All intended to be for-sale products, accommodating stormwater, parks, and trails throughout. Gross density is 3.5 DU/ac.

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Commissioner question summary:

- Flores asked how those adjacent [outparcel] owners being taken into account with this development. Wolnik answered that the applicant will need to address that outreach as future plans for improvements, access, sidewalks proceed. The Town encourages developers to reach out to those folks early to coordinate that.
- Kiovsky inquired as to the timeframe to begin/construction. John Tufte, owners' engineer, indicated the intention to move forward with development plans and begin construction asap. Construction would happen in several phases as infrastructure is in place.
- Storms noted the trail and landscape area along the east side of property / west side of RHR; and asked the width of those areas. Cathy Mathis noted they are 60-70' wide. CORRECTED LATER – 100' wide from back of lot to back of lot. At the north side of the Landings? Mathis noted widths of 70-90 feet.
- Flores inquired about Area A, regarding thoughts on landscaping, and any water conservation being taken into account. Mathis commented they will be looking at that utilizing conservation methods on lots, open space, clarifying what is irrigated vs non-irrigated.
- Kiovsky asked for clarity about the exact question/decision before the Commission. Wolnik clarified that the ODP, and the bubble diagram and associated development standards are scope of the items before the Commission.

Public Comment:

- Jenn Jara – 412 estate Dr. – 60-70' from property or from oil easement? New dev will be under a MD or HOA?
- Alethia Fenney – 2304 Brianna Ct. – Why mixed-use area goes down in area from commercial? How will traffic be addressed along 60 – entrance on 60 is close between CO Blvd and – another light? Number of lights would then seem excessive. How tall are townhomes (TH) proposed to be? And why TH in that area? Close to Landings neighborhood – overshadowing house along that edge.
- Dianne Morris – 318 Estate Dr. – Point out that neighbors showed up to neighborhood meeting and comments, but nothing has changed in the plan. Ruining our view. Put park behind the estate lots. Match estate lots & housing on the back side. Concerned about minimum lot sizes. Increased people, increased crime, taxation on our infrastructure. Drainage from the farm has resulted in basements flooding with mud and water. Drainage ditch for irrigation is an issue. No one seems to care about the citizens.
- Roy Moore – 2223 Podtburg Circle – Hwy 60 entrance, nobody thought about that traffic at all. Put entrance right in front of the subdivision, not feasible to have a light. (Johnstown Village) Only entrance to the Landings, with no additional connection into the neighborhood. Town of Johnstown water can barely sustain people who live here. Stormwater retention has water from farm onto Hwy 60, west side of Landings – basements flood. Concerned about more mud, mosquitos, “No one's thinking about that.” Adding people to a small town – concerned that the Town is only concerned with tax revenue. Mr. Purvis did not want land developed at all.
- Terry Jones – 2004 Golden View Dr. – 1/4 of park is underwater – detention pond is saturated in RHR now. Taking pervious surfaces and making them pavements and rooftops – all that water will drain “somewhere” – all coming into RHR. Would like to see the engineering in RHR area – was it designed for all this new water. Feels like all neighborhoods need to have more diversity of lot sizes.
- Connie Denner – 324 Estate Dr. – Agrees with other comments. Drainage is an issue – farmer vs private vs Town. Neighbors are clearing the ditch grate to unplug. Drainage plans indicate that water will move through this neighborhood. This plan shows no low density – those are medium density

SF. Don't want to be like Frederick or Firestone. Need services, grocery, new schools. Traffic along 60 is a concern.

- Madeline Saraduke – 2221 Podtburg Circle – what experts and engineers does the developer & Town use to help ensure these plans work?
- In Chat (see transcript attached)

Acting Chair Kiofsky consolidated these comments into main topics –

1. Traffic – Kerry Childress clarified the process of traffic studies and indicated the Applicant is working with Town and CDOT. CDOT has an Access Control Plan for Hwy 60 already, and they use that. No traffic signal will be provided for the Hwy 60 access. They look at short term future and long-term future in their analysis.
 - a. Kim Meyer noted that the traffic signal comments are more related to a prior project – Johnstown Village, being marketed as Mallard Ridge.
2. Water availability – Staff noted that water dedication is required with each final plat, by the Developer.
3. Stormwater – detention – John Tufte, Applicant engineer. High level planning so far shows three detention ponds, discharging to the planned outlet locations master-planned by the Town. More detailed engineering work will occur and be reviewed as the development plans move forward – addressing controlled release at historic rates, and water quality elements. Groundwater – Geotech consultant is providing soil samples and monitoring wells –collecting data since last Fall.
 - a. Storms asked Tufte to clarify his “pray” comment – Tufte noted that the Town provides information to the engineers, the engineer verifies the information provided, and design from that point. Designs are to the 100 yr storm, and based on some base information that is provided by others.
4. Schools & Infrastructure
5. Reduced commercial uses – Applicant noted that right now the market seems to like an 8 AC commercial node, and otherwise that area may be better for a mix of uses and densities of housing.
6. Density, diversity, & compatibility – Cathy Mathis noted townhomes would likely be a two-story product. The market is generally seeking the 5500 to 6600 SF lots.
7. Expertise – Darryll Wolnik detailed the members of Johnstown Review Committee team.

Acting Chair Kiofsky closed the public hearing at 8:40 PM. Commissioner Storms notes that this ODP is an amendment to the prior ODP that permitted a mix of residential uses, that this is more higher-level zoning, land uses, and some standard development requirements. He feels the proposed development does fit into the community. Flores notes that after hearing from the applicant, staff, and public, he feels this provides some guidance for the next level of development. He noted appreciation for the public input. Greutz noted concerns brought forward will make the developers and town staff more aware of concerns and existing issues as the plans for the development proceed.

C. Greutz made a motion to recommend approval with findings as stated in the staff memo. C. Flores seconded. Vote was unanimous 4-0 for approval of the motion.

Kim Meyer gave a brief departmental report.

Motion to adjourn by Commissioner Storm / Flores at 9:00 PM. Motion carried 4-0.

Respectfully Submitted: Kim Meyer, Director

Approved & Accepted: Patricia Kiovsky, Acting Chair



DRAFT

Time	Zoom chat box comments PZC 4/28/2021 - Purvis Farm ODP amendment
7:17:59 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : What are you going to do about drainage in this area? I hope you address this but between retention ponds, ditch, and
7:19:22 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : 2228 Podtburg Circle
7:19:30 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : Amanda Jaksha
7:24:30 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : and also, why a
7:25:57 PM	From Ralph Ferrara to Jamie Desrosier, Communications(Direct Message) : Ralph Ferrara, Rollins Hills: Who is the owner of the drainage pipe on the west side of Rolling Hills Estate , east side of
7:27:25 PM	From Ralph Ferrara to Jamie Desrosier, Communications(Direct Message) : 327 Estate Drive
7:31:08 PM	From Ralph Ferrara to Jamie Desrosier, Communications(Direct Message) : What would be your plan if the economy (hopefully not) goes bad bad, would this PUD be started?
7:35:59 PM	From Ralph Ferrara to Jamie Desrosier, Communications(Direct Message) : Is there any priority of the various construction areas shown on the bubble slide for development?t
7:40:43 PM	From Ralph Ferrara to Jamie Desrosier, Communications(Direct Message) : Sue Powell 406 Estate Dr. With the Granary development planning 950 single family units and Mallard Ridge and others in the planning stages having large number of single family units ...is this kind of dense, fast growth going to be a problem for the schools and town services to keep up with and not overtax the citizens
7:41:41 PM	From Judy Jones to Jamie Desrosier, Communications(Direct Message) : This is Terry Jones in Rolling
7:51:51 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : He does understand
7:56:59 PM	From Deb Ferrell to Jamie Desrosier, Communications(Direct Message) : 1. Would like to see either a park adjacent to the Estate Lots or larger lots instead of the smaller lots.
7:59:20 PM	From Deb Ferrell to Jamie Desrosier, Communications(Direct Message) : Please disregard first
8:00:26 PM	From Jamie Desrosier, Communications to Deb Ferrell(Direct Message) : Please include your
8:05:44 PM	From Garrett to Jamie Desrosier, Communications(Direct Message) : Is there a contingent plan for
8:07:30 PM	From Alethia Fenney to Jamie Desrosier, Communications(Direct Message) : Correct there are not
8:07:43 PM	From Alethia Fenney to Jamie Desrosier, Communications(Direct Message) : But with the access point on the south across from Zack I expect that there will be a need
8:07:54 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : There is only 1 way in and out of
8:08:00 PM	From Alethia Fenney to Jamie Desrosier, Communications(Direct Message) : And saying that they won't need a left hand signal into the new development is insane.
8:08:53 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : How about another way out for
8:09:05 PM	From Shilo to Jamie Desrosier, Communications(Direct Message) : I do not think you guys realize how hard it is to get out of the Landings with all the high traffic that Hwy 60 already gets.
8:10:03 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : of course. I brought this up in my
8:10:14 PM	From Jamie Desrosier, Communications to Shilo(Direct Message) : I will pass your comment onto the Planning Department. The time for public comment has passed for this meeting.
8:10:27 PM	From Dianne Morris to Jamie Desrosier, Communications(Direct Message) : Is the traffic study include the homes being built and currently added in by homes in Mallard Ridge and over by the
8:13:08 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : not looking for payers - do have some information from the landings to share from our state water rep
8:14:11 PM	From Alethia Fenney to Jamie Desrosier, Communications(Direct Message) : However the difference between the monitoring over the last year is the land usage. Farmland vs residential.
8:15:41 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : That is a misrepresentation of our issues. I look forward to working with you to better understand our issues.
8:17:07 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : yes and if I wasn't care
8:19:26 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : You have HOAs you
8:19:37 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : detention
8:20:23 PM	From Dianne Morris to Jamie Desrosier, Communications(Direct Message) : We have had it flood
8:20:25 PM	From Amanda Jaksha to Jamie Desrosier, Communications(Direct Message) : Please reach out to me

8:42:02 PM	From Jamie Desrosier, Communications to Kim Meyer(Direct Message) : Heads up, more comment had come in during that discussion and someone raised their hand like right at the last second (Dianne Morris). Just wanted to give you a heads up - I had told participants that public comment
8:44:23 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : Way to talk down to the people
8:44:46 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : you should open comments back
8:46:38 PM	From Shilo to Jamie Desrosier, Communications(Direct Message) : our comments do not matter
8:46:49 PM	From Roy to Jamie Desrosier, Communications(Direct Message) : I know you're not listening but you

Additional public input/questions/concerns received via Town email:

From: Shawn York [REDACTED]
Sent: Wednesday, April 21, 2021 10:17 AM
To: planning <planning@townofjohnstown.com>
Subject: Purvis Farms Questions/Concerns

Hi-

Here are some of the questions we would like addressed in the 4/28 zoom meeting regarding the Purvis Farms development.

Traffic: Will there be any traffic lights installed on 13? Because of the increased traffic, will the speed limit be raised? Traffic already consistently exceeds the current speed limit and raising the limit would only make this worse.

Will there be streetlights installed on 13?

Will the new development have a set-back of ~50ft like Corbett Glen does? Will there be a requirement for landscaping like there is for Corbett Glen?

Are there plans to keep the 3 large cottonwood trees across from Ballentine? What about the stand of trees at the north end of this area. All these trees support many forms of wildlife.

Timeline? Which areas are being built out first/second/third

Hour of construction?

When will detailed plans of placement for SFR/duplexes/townhomes be made public?

Thanks

From: [REDACTED]
Sent: Tuesday, April 20, 2021 6:13 PM
To: planning <planning@townofjohnstown.com>
Subject: Outline development plan for purvis farm

My name is Patrick Lee I live and own the property at 6043 State highway 60 Johnstown Colorado 80534. I have a few questions regarding the development plan.

1) Traffic study how much increase in traffic / noise there will be in front of my property and West of my property?

2) When is each phase scheduled to begin and how long will each phase be expected to last?

3) What are the plans to keep blowing dust / dirt to a minimum during construction?

4) A construction Access road directly north of my property, how long will that be open and plans to keep the noise / dirt at a minimum? What's the plan for that area after development is completed?

5) Where is the roundabout being planned in relation to my property?

6) Will I be offered access to the public sewer and storm drainage, if so will that cost be covered by the developer?

7) What are the plans for irrigation ditches that flow to the North and East of my property?

8) Will there be any kind of fencing surrounding the development property that will be adjacent to my property lines, where and what type?

9) What will the street lights being installed on the highway 60 entrance and the road into the development look like and how much light will be directed onto my property?

10) Will the development property have security access or will it be open to the public?

The the above I mentioned questions are my concerns regarding the development. Please address them.

Thank you,

Sincerely,

Patrick Lee

Sent: Friday, April 23, 2021 2:05 PM
To: Darryll Wolnik <dwolnik@townofjohnstown.com>
Subject: Re: Purvis ODP

Hi Darryll,

Thanks for moderating the meeting last night on Purvis farms. My audio wasn't working, but I wanted to pass on some thoughts.

1. I conducted some physical measurements today. I went out to 100' (60' is proposed) with a 12' pole just to see the sightlines from the Estates house. Mountain views are 100% obstructed. The only houses (2) that will retain their view are the two story house and only from the second level as they will lose their one floor view.
2. We bought into the neighborhood about 1-1/2 years ago and were re-assured by the owners and agent (before spending \$525k) that Johnstown planning was putting a large green buffer between our property and any buildout and that house would be single story. Nothing in writing, but I think all the residents had this same understanding. Just FYI, a big factor in us purchasing this house was the large lot and views. We enjoy Longs Peak in the morning changing colors and are able to see weather moving in, etc. Losing this would be a tragedy for all the houses along the east side of the development. Many of us are getting older, so moving isn't an option, plus there is nowhere to go along the front range that's not already high priced.
3. Related to #2 above, views of the mountains or ocean are a major selling point with houses. Communities in CA work hard to preserve views. With that said, a mountain view increases the price of any house. The applicant needs to understand that they are taking money out of our pockets by de-valuing our properties.
4. Related to #1, the only way to reduce the impact (although view is still gone), would be to put the park space in between estate drive properties and the development. Maybe widen it a bit. A large buffer.
5. Related #1, perhaps lowering the grade may be an option to further lesson the impact of sight lines.
6. The water drainage is a serious challenge, but could be solved. It may require major infrastructure upgrades. I am a licensed Professional Engineer :)
7. It would seem that larger lots would reduce the pressure on water usage and allow for more water to soak naturally into the soil. For example, if you say 300 gallons a day x 300 houses = ~90,000 gallons a day. If you make larger lots, say 200 hours on the same property, water usage goes down to 60,000 gallons a day. Just an example, but it gives you an idea of house high density housing puts more pressure on water supplies and of course on drainage/run off challenges.
8. Another option to mitigate or make right, would be for the developer to fund adding the second story on the affected houses along Estate Drive. I would see just coming up with a number for each house, say \$150k (rough est only, same for all houses), not ones that are already two stories. We would still lose out level one views, but this would be a way for the applicant to make things right. Seemly a tad expensive, but in the world of developers, this may be a reasonable option and a way to offset the devaluation of the properties.
9. On crime. It will increase. The smaller houses and townhomes will attract a different crowd and other folks who will use Johnstown as just a bedroom community. It is well documented that when the population in a community goes up, crime and conflict follow. We moved out of Lakewood for this very reason. Lakewood's character changed when the population maxed out and then MJ was legalized. They are still dealing with the large influx of homeless people, urban campers and street thugs. Tough situation in and around Denver. That is why the people on your Zoom call were so passionate about retaining the character of Johnstown that attracted them in the first place.

10. As a retired professional firefighter and fire marshal/FPE, I know that these types of developments are challenging for the fire department to respond to and operate around. I did read through the FD comments, which are just standard code language as their hands are tied to force wider streets, etc. Fire codes are a bare minimum as are other codes, so meeting code does not necessarily mean the situation/project is adequate. With houses this close together, one fire will spread quickly to other units and threaten people and families. In the end, fire departments will do their job and deal with any development or buildings that architects or developments come up with, that's just how they roll.
11. Finally, I don't want to see anyone lawyer up. When that happens, as we all know the lawyers are the only ones that win. I heard no talk of this, but after last night I could see some long time residents are pretty upset.

I would like to continue to participate in constructive input on the Purvis Farms project, and although biased, I am an engineer and trained to think logically. I am going to ping you soon on other developments in Johnstown, so I perhaps could provide constructive input as well.

Please pass this on to the applicant and Architect as you see fit.

Thank you,
Glen Saraduke, PE
400 Estate Drive
Johnstown, CO 80534
303-489-1859

Mr Darryll Wolnik,

I and many of my neighbors in the Corbitt Glen and Carlson Farm neighborhood would really like to see a bike path or connecting roadway from Ballentine at Cty Rd 13 going east to the next neighborhood maybe connecting to Fox Meadow. We have kids especially and others that ride bicycles uptown and would like to be able to stay off of hwy 60. Maybe this idea has already been thought of and included into the plans. I just wanted to make sure this request gets considered and brought up in the project plans.

Kind Regards,
Wayne Liedtke
3047 Brunner Blvd
970-222-8740