



# Town of Johnstown

## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, February 14, 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, Hatfield, Hayward, Urban, and Chairman Grentz. Campbell and Flores were absent and excused.

The agenda was not amended. A motion for approval of the agenda was moved.  
M: Hatfield/ 2<sup>nd</sup> Hayward. This was passed 5/0.

Minutes of the regular meetings held on January 24, 2024. Minutes were approved 4/0.  
M: Hayward/2<sup>nd</sup> Urban. Hatfield abstained as he was not in attendance.  
No public comment.

The Public Hearing for the **North Ridge Design Guidelines** was opened. Staff were asked to present their report. Tony LeFevre, presented an overview of the land that was previously annexed and stated that there have been multiple zonings on the site. Staff recommended approval of the North Ridge Design Guidelines.

Commissioner Hatfield referred to page 7, items 2.8 & 2.9, and wanted to see some specification of dates to prevent the confusion of what documents are applicable for reference. LeFevre stated that the issue would be resolved.

Russ Lee with Ripley Design, the applicant, presented on behalf of the developer. Lee expressed a desire to create uniform development in the Caliber projects. The applicant was available to answer questions. No questions were asked of Lee.

Chair Grentz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hayward / 2<sup>nd</sup>: Hatfield

Vote: 5/0 to Recommend Approval of the North Ridge Design guidelines with amendments pursuant to Commissioner Hatfield's comments regarding the dates of reference documents.

The Public Hearing for the **Ridge Design Guidelines** was opened. Staff were asked to present their report. Tony LeFevre presented an overview of the land that was previously annexed and highlighted the differences between the North Ridge and the Ridge Design Guidelines. Staff recommended approval of the Ridge Design Guidelines with the same amendments as highlighted in the previous public hearing.

No questions were asked of staff. Commissioner Hatfield asked about the relationship of these guidelines to the ones already published on the Town's website. LeFevre clarified that the new

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document would supersede the ones that were previously on the website. Hatfield wanted to include more information as to the difference between what attachments were presented.

Russ Lee with Ripley Design, the applicant, was available for questions. No questions were asked of Lee.

Chair Greutz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hatfield / 2<sup>nd</sup>: Hayward

Vote: 5/0 to Recommend Approval for the Ridge Design guidelines with amendments pursuant to Commissioner Hatfield's comments regarding the dates of reference documents.

The Public Hearing for the **Welty Ridge Subdivision Filing 2** was opened. Staff were asked to present their report. Tony LeFevre, presented an overview of the land and what uses were to be represented in the general area. He also discussed the improvements that will be required for the overall development, including right-of-way, landscaping, and basic utilities that would be required. LeFevre also mentioned that the developer would return to Commission and Council when they are officially platted into lots. Staff recommended approval of the creation of eight lots from the Welty Ridge Subdivision. Commissioner Hatfield asked about page 6 regarding an oil and gas well located in the right-of-way, for safety. Lefevre mentioned that this is a common practice for plugged and abandoned wells.

Don Guerra, the applicant, presented on behalf of the developer. Commissioner Hatfield asked for clarification regarding an odd shaped property line.

Jeff Marck, a resident of Johnstown, mentioned traffic concerns due to the nature of the development. The applicant was asked if there was an updated traffic study and if there could be further information provided. The total number of trips anticipated at buildout was also questioned, which was anticipated to be 20,000 trips. This included Buc-ee's and the surrounded areas based upon the types of uses. The number of residential uses were asked about, however, was not further elaborated due to the status of the project at this time.

Chair Greutz stated that as development occurs, individual projects would flow back through the approval process.

Chair Greutz asked for Commissioner discussion prior to opening the hearing for public comment. No members of the public spoke. The public hearing was closed, and the Commission held a vote.

M: Hayward / 2<sup>nd</sup>: Jeanneret

Vote: 5/0 to Recommend Approval for update with most current version.

The public hearing for the **Front Range Fire Rescue Annexation (ANNX22-0004)** was opened. The staff report was presented to the Commission by Lilly Cory. Cory presented an overview of the location of the small annexation and explained that there would be no services or other requirements associated with previous annexations due to the size of the parcel. Cory also mentioned the zoning type and highlighted as to why the zoning was to be PUD-R for the site. Staff Recommended approval of the annexation and zoning request. No questions were asked of Staff.

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The applicant was not present for questions. No questions were asked of the applicant.

The public comment was opened. Mrs. Marck asked as to the exact location of the annexation. Cory clarified that it was already where the fire station was located but they had multiple parcels in the lot. No further questions were asked.

The public hearing was closed, and the Commission held a vote.

M: Hatfield/ 2<sup>nd</sup>: Hayward

Vote: 5/0 to Recommend Approval for the Annexation of Front Range Fire along with the proposed zoning.

Town Staff in attendance: Jeremy Gleim, Lilly Cory, Tony LeFevere

Commissioners had no reports. Gleim mentioned to the Commission that there may be a consideration to change the regular meeting time from 7pm to 6pm, but would be discussed at a later meeting.

The meeting was adjourned.

Respectfully Submitted,  
Lilly Cory, Planner I



Accepted by Chair:

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