



# Town of Johnstown

## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, January 24, 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 Campbell, Jeanneret, Urban, and Chairman Grentz. Hatfield, Hayward, and Flores were absent and excused.

The agenda was amended. The zoning portion of the annexation was removed from the agenda as per the applicant's request to come back after conversations with staff.

M: Jeanneret/ 2<sup>nd</sup> Grentz. This was passed 4/0.

Minutes of the regular meetings held on November 1<sup>st</sup>, 2023. Minutes were approved 4/0.

No public comment.

The Public Hearing for the **Larson Annexation (ANX22-0001)** was opened. Staff was asked to present their report. Jeremy Gleim, the new Johnstown Planning & Development Director, presented an overview of the land that was to be annexed into town. Gleim was sure to state that with the amendment of the agenda, the zoning of the property would be considered at a future public meeting, and that public notices would be sent prior to said meeting. No further questions were asked at this time.

Morgan Kidder, Journey Homes, the applicant, was available to answer questions and offered some clarification as to why the zoning was not being presented at this time. He assured residents that there would be further conversations with the town to come to a resolution that Staff could support. The Commission did not have any questions for Kidder.

Grentz asked for commissioner comments prior to opening the hearing for public comment.

Burch, 1734 Suntide Dr, asked what was going to be built on that property. Grentz clarified again that this was not a hearing on zoning so there would be no knowledge at this time as to what uses would be allowed on the property. Gliem also stated that there would be another public notice when zoning was to be considered for this property. Burch also asked as to what the benefits were to annexing property into town limits. Grentz deferred to staff. Gliem stated that it offers the Town more control as to what would ultimately develop there, rather than having little to no control if not annexed. He also stated that it was not something typically initiated by the Town, but rather the property owner, as it offers benefits to them as well, specifically regarding services.

Schweitzer, 1731 Goldenvue Dr, stated that this process had already occurred back in 2020 and the plat that was shown at the meeting had double the amount of homes backing against the block of Goldenvue Estate homes. Schweitzer was curious as to what had changed since then and why it appeared that the

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applicant had made no progress. Gliem stated that the 2020 meeting was a Neighborhood Meeting, which is a requirement of the annexation and zoning process. Schweitzer also asked what made the property a candidate to annex into Town Limits. Grentz deferred to staff and clarified that he was a volunteer and resident, so the scope of the questions asked should be directed at staff. Gleim followed this by stating that 1/6 of the property bordered town limits, which is one of the prerequisites for annexation consideration, amongst other things that are specified by the State.

Finger, 1837 Goldenvue Dr, stated for the record that he was not interested in having Journey homes product backing up against his property and would rather have estate style lots back up to the homes than what is being produced by journey homes.

Holle, 2005 Goldenvue Dr, brought up concerns as to whether water was going to be brought with the property and how drainage was going to occur on this site, as flooding has been an issue to the west of their neighborhood. Grentz stated that this was not something that would occur at the time of annexation.

Carlson, no address given, brought up concerns with the roadways as he felt like the Town was doing everything after the fact and not being upfront with the improvements that would be needed. Grentz stated that he understood that it felt that way and that it bothered him. He also mentioned that the reasoning for this would be that taxes would be even higher than they are now if they built these roads out to the ultimate design.

Blakeman, address not stated for the record, brought up concerns with this being a floodplain due to the detention pond in the Rolling Hills Ranch Subdivision not being adequate for the water on the site. Grentz & Gliem both stated that this would be a concern with the HOA and not with the future developer of the annexed area.

Davis, 2007 Goldenvue Dr, asked what the next steps for the residents would be to be involved, as this is an emotional topic for them. Gleim stated that there would be subsequent hearings on the zoning at a future date, and that notices would be sent to surrounding property owners. He encouraged the residents to participate in those hearings.

Commissioner Urban followed up with this and stated that there was an appreciation for them showing up and encouraged them to show up to town council meetings, as they [commissioners] were a recommending authority and not the final authority on these developments.

Commissioner Campbell asked what happens if the zoning portion takes longer than the 90 days specified by State law. Gleim stated that the land would revert to holding agricultural until a rezone was established.

The public hearing was closed and the commission held a vote.

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

Vote: 4/0 to Recommend Approval for ANN22-0001. Unanimous approval by the commission was given.

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

Commissioners had no reports . Campbell had a few questions regarding the Ledge Rock Development

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with the new site that was going up on Highway 60. Cory offered some clarification about the site development plan. There were no further questions asked of staff. Meeting was adjourned.

Respectfully Submitted,  
Lilly Cory, Planner I



Accepted by Chair:

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