



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: December 4, 2023

SUBJECT: Public Hearing: Settler's Crossing, Preliminary and Final Subdivision Plat

ACTION PROPOSED: Consider Resolution 2023-56 Approving the Settler's Crossing Preliminary and Final Subdivision Plat

ATTACHMENTS:

1. Resolution 2023-56
2. Vicinity Map
3. Proposed Settler's Crossing Subdivision
4. Mountain View West PUD
5. PZC Staff Report
6. Staff Presentation

PRESENTED BY: Lilly Cory, Planner I

AGENDA ITEM DESCRIPTION:

Included for your review and consideration is Resolution 2023- 56. The resolution is a part of an application by the developer Parish LLC requesting consideration of a Preliminary and Final Subdivision Plat for a small commercial project to be marketed as Settler's Crossing. The property encompasses a total of 13.7 acres in the Mountain View West PD. There is no development plan at this stage as each interested buyer will be responsible for the construction of their site and receiving approval from the Town.

Proposed is a small-scale subdivision intended for future commercial development to encourage neighborhood amenities and encourage the Johnstown Downtown Identity. Settler's Crossing will offer commercial sites that will have their own design guidelines to enforce the developments' unique identity along with the Johnstown Identity.

The Planning & Zoning Commission held a public hearing on November 1, 2023. No public comment was made. The Commission voted unanimously for the approval of the Preliminary

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and Final Subdivision Plat, due to the alignment with the goal of growing the Downtown Johnstown Identity.

The Preliminary and Final Subdivision Plat will be followed by more detailed Site Development Plans as lots are purchased. Site Plans must be in compliance with the Town Code and the Mountain View West PD to receive approval from the Town. The development plan for each property will be evaluated and approved administratively.

LEGAL ADVICE:

The Resolution was drafted by the Town Attorney and reviewed with Staff.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Planning and Zoning Commission Recommended approval of Resolution 2023-56

SUGGESTED MOTIONS:

For Approval: Based on the findings and analysis presented at this hearing, I move to approve Resolution 2023-56 Approving Settler’s Crossing Preliminary and Final Subdivision Plat.

For Denial: Based on the findings and analysis presented at this hearing, I move to deny Resolution 2023-56 Approving Settler’s Crossing Preliminary and Final Subdivision Plat.

Reviewed and Approved for Presentation,



Town Manager