



# Town of Johnstown

**TOWN COUNCIL REGULAR MEETING  
450 S. Parish, Johnstown, CO  
Monday, April 04, 2022 at 7:00 PM**

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## MINUTES

### CALL TO ORDER

Mayor Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

### ROLL CALL

#### PRESENT

Mayor Gary Lebsack  
Councilmember Troy Mellon  
Councilmember Jesse Molinar  
Councilmember Bill Stevens  
Councilmember Amy Tallent  
Councilmember Chad Young

#### ABSENT

Councilmember Damien Berg

Staff present: Matt LeCerf, Town Manager, Avi Rocklin, Town Attorney, Kim Meyer, Planning Director, Mitzi McCoy, Finance Director, Troy White, Public Works Director, Sarah Crosthwaite, Economic Development Manager and Lieutenant Williams.

### AGENDA APPROVAL

Motion made by Councilmember Mellon, seconded by Councilmember Tallent to approve the agenda with the removal of the Executive Session. Motion carried with a unanimous vote.

### SPECIAL PRESENTATIONS

Cassidy's Sports Grill was honored as April Business of the Month.

### CONSENT AGENDA

Motion made by Councilmember Mellon, seconded by Councilmember Molinar to approve the Consent Agenda. Motion carried with a unanimous vote.

- March 21, 2022 Minutes
- Appointment of New Planning & Zoning Commissioners
- Resolution 2022-10 Approving Correction of Street Name on Subdivision Plat for Revere at Johnstown, Filing No. 1
- Resolution 2022-11 Findings of Fact and Conclusions for South Ridge Annexation
- Termination of Escrow Agreement Between the Town of Johnstown and Johnstown Plaza, LLC

**PUBLIC HEARING**

1. Ordinance 2022-228 Annexing Certain Unincorporated Lands Located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, Consisting of Approximately 80.66 acres and known as the South Ridge Annexation – Mayor Lebsack opened the public hearing at 7:07 p.m. and heard from staff. A petition for annexation was submitted to the Town by Southridge HoldCo, LLC for the South Ridge Annexation in Larimer County. The property encompasses approximately 80 acres, located west of Larimer County Road 3E, and south of the exiting Ridge Filing 1 and Filing 2. Representatives of the developer was present to answer questions. Having no public comments, the public hearing closed at 7:10 p.m. Motion made by Councilmember Tallent, seconded by Councilmember Mellon to approve Ordinance 2022-228 Annexing 80.66 acres known as the South Ridge Annexation on first reading. Motion carried with a unanimous vote.

2. Ordinance 2022-229 Approval of PUD-R Zoning of the Property Known as the South Ridge Annexation, Located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, Consisting of Approximately 80.66 Acres – Mayor Lebsack opened the public hearing at 7:11 p.m. and heard from staff. This is a request to zone the property known as South Ridge Annexation to Planned Unit Development Residential (PUD-R). Mr. Brian Hill resident at 533 King Avenue expressed concerns about the water supply the Town has for all the recent annexations in the town. Having no further comments, the public hearing closed at 7:16 p.m. Motion made by Councilmember Young, seconded by Councilmember Molinar Jr. to approve Ordinance 2022-229 Approving PUD-R Zoning for the property known as South Ridge Annexation on First Reading. Motion carried with a unanimous vote.

3. Ordinance 2022-230 Approving P.U.D. Outline Development Plan for South Ridge, Located in the North Half of the Southwest Quarter of Section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, Consisting of Approximately 80.66 Acres – Mayor Lebsack opened the public hearing at 7:18 p.m. and heard from staff. The Outline Development Plan shows the intent to develop mixed-density residential with an overall density range of 3.5 to 5.0 dwelling units per acre. Having no comments, the public hearing closed at 7:30 p.m. Motion made by Councilmember Tallent, seconded by Councilmember Mellon to approve Ordinance 2022-230, Approving the South Ridge P.U.D. Outline Development Plan on first reading. Motion carried with a unanimous vote.

**NEW BUSINESS**

1. Annexation Agreement South Ridge Annexation, with Southridge Holdco, LLC - Motion made by Councilmember Mellon, seconded by Councilmember Molinar to approve the Annexation Agreement for the South Ridge Annexation. Motion carried with a unanimous vote.

2. Resolution 2022-12 Town of Johnstown Comprehensive Financial Management Policies -Motion made by Councilmember Mellon, seconded by Councilmember Young to approve Resolution 2022-12, Resolution Adopting Town of Johnstown Comprehensive Financial Management Policies. Motion carried with a unanimous vote.

**ADJOURN**

The meeting adjourned at 7:47 p.m.

Mayor

Town Clerk