



Town of Johnstown

PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, September 15, 2021

SUMMARY MINUTES

Meeting called to Order by Chair Weber at 7:00. P.M.

Diana Seele, Town Clerk, was present to Swear-in new Commissioners: Jessica Salo, David Puccetti, and Scott Hayward. All took the oath of office and were duly sworn in.

Roll call attendance was taken: Present were Commissioners Grentz, Hayward, Puccetti, Salo, Storms, and Chairman Weber. Commissioner Flores was absent and excused.

Motion to approve the agenda as written. M: Grentz / 2nd: Hayward. Unanimous approval.

There were no Public Comments made about items not on the agenda.

Public Hearing was held for **Case# ZON21-0003 for Riverbend Estates Outline Development Plan**, a proposed residential development of 172.39 acres south of WCR 46 at the southwest corner of WCR 17, with proposed PUD-R (Residential) zoning district and an associated outline (master) development plan. This hearing included a proposed Change of Zoning from PUD-MU to PUD-R and an amended Outline Development Plan. Kristin Cote, Planner I, provided a Staff presentation and overview of the staff memo and the project to the Commission. Public comments received by staff thus far has centered around concerns related to development within the floodplain – one email comment from the Motts was delivered to the Commission at the hearing.

Lee Lowry (LL), Applicant, and Josh McCairn (JM), Fonterra Group, and Mary Wohnrade (MW), Wohnrade Partners, the engineer, were in attendance to make a presentation, as well, and answer questions.

Commission questions & Applicant responses:

- Floodplain questions? How much fill, how does that taper – to street?
 - MW: 6-8 feet of fill on the north to pull that out of the floodplain
 - 75-200,000 cu yds. of fill. Plan is to excavate along either side in the “overbanks” – lowers Base Flood elevation (BFE) and generates fill. No retaining walls.
 - C-LOMR is being reviewed by FEMA/CWCB currently. Used standard FEMA modeling
 - Proposed floodplain will not encroach on lots – they will be pulled out of 0.2% (500-yr) floodplain, which is a higher standard.
 - Avoiding grading in the main stream bed to protect Preble’s jumping mouse habitat – will be creating new ponds and wetlands to enhance habitat.

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- Lot grade difference is about 33', at finished grade, from Pioneer Ridge and the site.
- Grading impacts onto neighboring properties? Will not raise BFE, so will not create a higher impact on adjacent parcels. Wind property (to west) will be slightly lower adjacent to that parcel to the west. Also will help to avoid/mitigate overtopping of CR 46 in a flood event.
- Access onto CR 17 isn't most ideal location for an access. MW: situated as best we could between RR and bridge... with sight distance analysis, that location appears to be functional and safe.

Public comments:

- Dave Minor, 1662 Mallard Dr., questions the vehicle storage at the CR 17/46 intersection – and how the high school and other development in the area will impact the functionality of that eastern access. Concerned with raw water dedications.
- Eric Aakko, 1417 Mallard Dr. If there is another catastrophic flood, how would water and sewage be affected. Would that cause an impact to existing neighborhood? Timing on phases? Traffic concerns and expansion of CR 17
 - Around mouse habitat disturbance.
 - MW: Confirmed that utilities could not be tied into Pioneer Ridge; improvements should make the overall situation better.
- Paul Budoin(?), 1638 Mallard Dr. 2013 flood = lakefront property, major concerns with flooding.
- Jim Hatfield, 345 Hickory Ln.
 - Clarify impact on Preble's mouse and dredging the banks to lower the river. MW: Disturbance will stay outside the high/mod habitat areas, 30-100' from the river.
 - Note the 2013 flood.
- Kris Mott, 1602 Goldeneye Dr. Echos concerns with floodplains. Paid extra for "cornfield views" on the ridge. Peaceful, dark, views. Will affect home value. School capacities impacted by all this development. Oppose south development phase.
- Mike Hausmann, 1740 Canvasback Dr. 2013 flood. What's the buffer from south lots to PR homes? MW: 50-300'
- Bruce Tharcys(?) 1626 Mallard. Traffic concerns on Parish Ave with cumulative impacts from school and development.
- Beverly (?) 1746 Canvasback Dr. Will the hill east of ditch remain? Any grading? MW: Not modifying that area near the ditch.

Hearing was closed. Commissioners had no additional discussion.

Motion to Recommend approval for the Change in Zoning: C. Grentz / 2nd Pucetti

Vote: 6-0

Motion to Recommend Approval for the Outline Development Plan : C. Grentz / 2nd Pucetti

Vote 5-0, C. Salo Abstained.

Kim Meyer gave a brief departmental report.

The meeting was adjourned at 8:50 PM.

Respectfully Submitted: Kim Meyer, Director

Bruce Weber, Chair


