



# Town of Johnstown

## TOWN COUNCIL WORKSESSION COMMUNICATION

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**AGENDA DATE:** June 26, 2023

**SUBJECT:** Land Use & Development Code – Proposed Amendment Topics

**ATTACHMENTS:**

1. Topic 1: Dark Skies & Lighting Performance Standards
2. Topic 2: Guest Parking Ratios
3. Topic 3: View Protection

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### WORKSESSION ITEM DESCRIPTION:

With the May 2023 adoption of the Land Use & Development Code (LUDC), which serves as Chapter 17 of the Johnstown Municipal Code governing land uses, zoning, and development standards, there were numerous topics that were discussed in public hearings as future additions or amendments to the code, namely:

1. Expanded lighting performance standards in Sec 17-6- that bring the Town towards more “Dark Skies” compliance, which minimizes glare, overspill onto adjacent properties, and requires down-directional, full-cut off lighting fixtures (Attachment 1).
2. Guest parking minimums for clustered homes and more dense residential areas that do not furnish individual, parkable driveways for each dwelling unit (Attachment 2).
3. Protecting views with new development. (Attachment 3).

For each of these enumerated topics listed, Staff has provided an attached summary that presents the research and analysis to date. Detailed feedback and direction from Town Council on these issues is vital for Staff and the Town Attorney to move forward with crafting appropriate and specific code language to be presented and proposed for this first LUDC code amendment.

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Staff continues to work with the Town Attorney on final review and redlines of the LUDC to update some outstanding “housekeeping” (i.e., non-substantive) items such as formatting and rework of some phrases and sentences for clarity and/or attorney preference, as well as the addition of graphics that help to clarify some of the code sections. A full redlined code will be presented to Council prior to a future hearing, with the intent of including updates based on direction provided on the aforementioned subjects.

In that legal review thus far, the few items that substantively update the code are related to proposed deletion of a section that discusses the process text amendments, as the Attorney felt it unnecessary, and updates to the language and C.R.S. state statute references relating to marijuana uses.

As we continue to review and think about the land use and development standards for the Town, we have a “parking lot” list of future elements that warrant additional attention and consideration, based upon comments received through the adoption process and since, to include Community and Utility-scale Solar Facility standards with permitted livestock grazing and agricultural uses. Staff welcomes additional items that Council feels may be worth further discussion and review.

***Reviewed and Approved for Presentation,***



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Town Manager