



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** October 19, 2020

**SUBJECT:** Public Hearing for Conditional Use Grant – Smith Residence, 301 W. S. 1<sup>st</sup> Street (Case #USR20-0002)

**ACTION PROPOSED:** Consider Resolution 2020-30 approving the Conditional Use Grant for Smith Residence, 301 W. S. 1<sup>st</sup> Street – use of an historically single-family structure as a single-family residence in the CB (Central Business) zone

**ATTACHMENTS:** 1 - PZC Agenda Memorandum  
2 – Application  
3 – Vicinity Map  
4 – Resolution 2020-32

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

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### AGENDA ITEM DESCRIPTION:

The Planning & Zoning Commission held a public hearing on September 30, 2020, regarding a Conditional Use Grant for the Smith Residence at 301 W. S. 1<sup>st</sup> Street, to grant the use of this structure as a single-family home in the CB (Commercial Business) zone, as required by Johnstown Municipal Code.

The structure had been used historically a single-family home, with a recent change to a commercial use in 2018. This change of use did not require any modifications to the existing structure. The request is to change the use back to residential.

The Planning & Zoning Commission voted unanimously to recommend approval of the Conditional Use Grant with conditions that require that existing commercial signage be removed from the property within one year, that the applicant work with the assessor's office to reclassify the property as a residential use, and that the grant may be subject to review upon legitimate complaint received by the Town.

### LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

### FINANCIAL ADVICE:

NA

### RECOMMENDED ACTION:

Approve Resolution 2020-32 approving the Conditional Use Grant for the Smith Residence with conditions.

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P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

**SUGGESTED MOTIONS:**

**For Approval**

I move that the Town Council approve Resolution 2020-32 approving the Conditional Use Grant for the Smith Residence.

**For Denial**

I move that the Town Council deny Resolution 2020-32 approving the Conditional Use Grant for the Smith Residence.

*Reviewed and Approved for Presentation,*

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Town Manager

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