



Town of Johnstown

SUMMARY MINUTES PLANNING & ZONING COMMISSION

Wednesday, May 13, 2020, Council Chambers

450 S. Parish Ave., Johnstown

- I. **Call to Order:** Chair Montez opened the meeting at 7:00pm.
- II. **Roll Call:** Present were Commissioners Grentz, Weber, Montez, Kiovsky, Kingsolver, and Storms.
- III. **Public Comments regards items not on the Agenda:** none

IV. **Public Hearings:**

a. **I-25 Gateway PUD Amendment #3**

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record. Applicant Representative: Jeffery Vogel, Vogel & Associates, 475 West 12th Ave., Ste. E, Denver, CO 80204. Mr. Vogel provided additional details on the proposal and answered questions from the Commission.

Commissioner Storms asked questions about permitted uses in Area "C", conditional use permits, and the PUD in general.

Chairwoman Montez was having internet issues and was in and out of the meeting during this time.

Item was opened to public comment.

No one from the public had comments.

The item was closed to public comment.

Commissioner Kiovsy made Motion to Approve as written. Commissioner Storms seconded the motion.

Motion passed 6-0

b. Ridge at Johnstown Filing 1 Final Plat and Final Development Plan

Darryll Wolnik, staff, provided brief overview and presentation, as well as a staff report entered into the record.

Applicant: Roy Bade, Caliber Development, 8901 E. Mountain View Rd., Ste. 150, Scottsdale, AZ 85258. Mr. Bade provided additional details on the proposal and answered questions from the Commission. Mr. Bade clarified that the developer would handle fencing.

Commissioner Storms asked questions and had a general discussion about the orientation and history of the Ridge development.

Item was opened to public comment.

No one from the public had comments.

The item was closed to public comment.

Commissioner Weber made a Motion to Approve as written. Commissioner Kingsolver seconded the motion.

Motion passed 6-0.

c. USR – FTC Fall River

Kim Meyer, staff, provided brief overview and presentation, as well as a staff report entered into the record. Applicant Representative: Jennifer Daniels, Powder River Development, 408 S. Eagle Rd., Eagle, ID 83616. Ms. Daniels provided additional details on the proposal and answered questions from the Commission.

Ms. Daniels stated the tower was needed in the area to compensate for poor service. The tower would be capable of hosting two (2) providers. She spoke about the decision to go with a monopine design over mounting the equipment on the existing hotel building directly adjacent.

Commissioner Kiovsky commented on the 65' as being normal.

Commissioner Storms expressed confusion as to why a pine tree structure was chosen over something more commercial such as a clocktower.

Commissioner Weber stated he was in favor of the tower as it would provide better cell coverage in the area. He also pointed to a nearby grain silo as having antennas on it.

Commissioner Storms asked the applicant if other areas of Town have been considered, and if other options, such as a clock tower, had been considered. The applicant explained the need for better service in the area and pointed to topography as the reason for the location. She further explained the DRC preferred the monopine design.

Commissioner Storms and the applicant had a discussion about the technology used on the tower.

Commissioner Storms commented that he did not believe the photo simulation of the

tower and the existing hotel accurately depicted the size of the tower.

Commissioner Kiofsky proposed a condition of approval such that the applicant must provide engineered plans.

Item was opened to public comment.

No one from the public had comments.

The item was closed to public comment.

Commissioner Storms made a Motion to Deny based upon the fact the tower is incompatible with the surrounding neighborhood, that alternative options had not been explored, that photo simulation may not accurately depict height and appearance, and that it was not adequately demonstrated the tower will accommodate co-location and co-siting. Commissioner Grentz seconded the motion.

Motion to deny, based on preceding findings, passed 4-2 as follows.

Commissioners Kingsolver, Grentz, Weber, Storms: Yes

Commissioner Kiofsky and Chairwoman Montez: No

V. New Business – None

VI. Department Report Delivered by Kim Meyer

Staff continues to move forward with Comprehensive Plan despite COVID-19. Outreach is being done through social media polls and posts. The next steering committee meeting will be scheduled soon.

VII. **Adjourn:** Chair Montez adjourned the meeting at approximately 8:47 p.m.

Respectfully Submitted:



Darryll Wolnik, Secretary

Approved & Accepted:

Lila Montez, Chair