



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Work Session
450 S. Parish, Johnstown, CO
Monday, May 12, 2025 @ 6:00 PM

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

Agenda

Call to Order

Agenda Items

1. Parish Avenue Corridor Plan Discussion
2. Land Use & Development Code Amendments

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES



450 S. Parish Avenue
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Town Council Work Session Communication

Agenda Date: May 12, 2025
Subject: Parish Avenue Corridor Plan Discussion
Attachments: 1. Presentation
Presented by: Jeremy Gleim, Planning and Development Director

Work Session Item Description:

PARISH AVENUE CORRIDOR STUDY

The purpose of the study will be to evaluate and make a recommendation on the final roadway design for Parish Avenue between 1st Street and Goldeneye Drive. There are several major constraints in this study area, which is why Staff would like to evaluate a unique design for this segment.

CONSTRAINTS (North to South)

1. **1st Street and Molinar Street** – No opportunity to expand Parish Avenue to meet arterial roadway standards. The ROW is only 65' in some areas, with a curb-to-curb width of 42'. This is due to existing property lines and structures along Parish Avenue. The ROW for a Regionally Significant Major Arterial (Parish Avenue) is 120', with a curb-to-curb width of 74'. This condition extends from 1st Street approximately 1,200 feet south.
2. **Molinar Street to CR 46 ½** - ROW widths along this segment of the corridor are closer to the standard, measuring approximately 115'.
3. **CR 46 ½ to CR 46** – The ROW shrinks back down here to approximately 60'. This is largely due to existing farmland, as the properties that abut Parish Avenue in this location are undeveloped. The east side of Parish Ave. in this location is town-owned property and the future home of Centennial Park.
4. **CR 46 to Goldeneye Dr.** – ROW widths are minimal here too, at approximately 60'. There are also significant constraints in this segment, including: Little Thompson River crossing (bridge), Great Western RR crossing, and the Hillsborough Ditch crossing.

OPPORTUNITIES

Despite the challenges, there are opportunities to make this corridor a beautiful and welcoming thoroughfare into downtown Johnstown. From an urban planning perspective, there should be a natural slowing of vehicular traffic through the downtown area, to help create an environment where people feel safe on the sidewalks.

The most basic and effective way to slow traffic is to narrow street widths. The corridor is already very narrow along most of its length, and by taking advantage of the existing constraints listed above (RR crossing, ditch crossing, bridge over Little Thompson, and the existing development pattern in the downtown area), there is an opportunity to create a natural funnel into downtown Johnstown, while maintaining what is already there.

There are several existing and planned pedestrian-centered and public amenities/facilities along this segment of the corridor, including: Eddie Aragon Park, Centennial Park (future), Town Hall, Johnstown Police Department, USPS, YMCA, and a plethora of commercial retail. Additionally, there is existing retail north of 1st Street, and as the Downtown Master Plan continues to evolve, it will create additional pedestrian-oriented development.

In general terms, the corridor plan can be seen as a thoughtful extension of the downtown environment. As part of the study, Staff would evaluate major intersections (CR 46 and Parish Avenue, and CR 46 ½ and Parish Avenue) and the most appropriate designs to keep traffic flowing efficiently.

RIVERBEND PROJECT

Staff have been working with the applicant for the Riverbend residential project, which is on the west side of Parish Avenue, just south of CR 46. As a requirement of development, the applicant would be obligated to dedicate ROW and construct their half of Parish Avenue to Major Arterial standards. This would include widening the bridge over the Little Thompson river, widening the Great Western RR crossing, and widening the Hillsborough Ditch crossing. The sum of these improvements would be extremely costly and lengthy to complete.

The applicant is willing to partner with the Town on the corridor study in lieu of cost-prohibitive infrastructure improvements and has already provided design alternatives for initial review. Staff would like to conduct the corridor study and continue to work with the applicant on alternative design solutions that would benefit all parties.

Reviewed and Approved for Presentation,



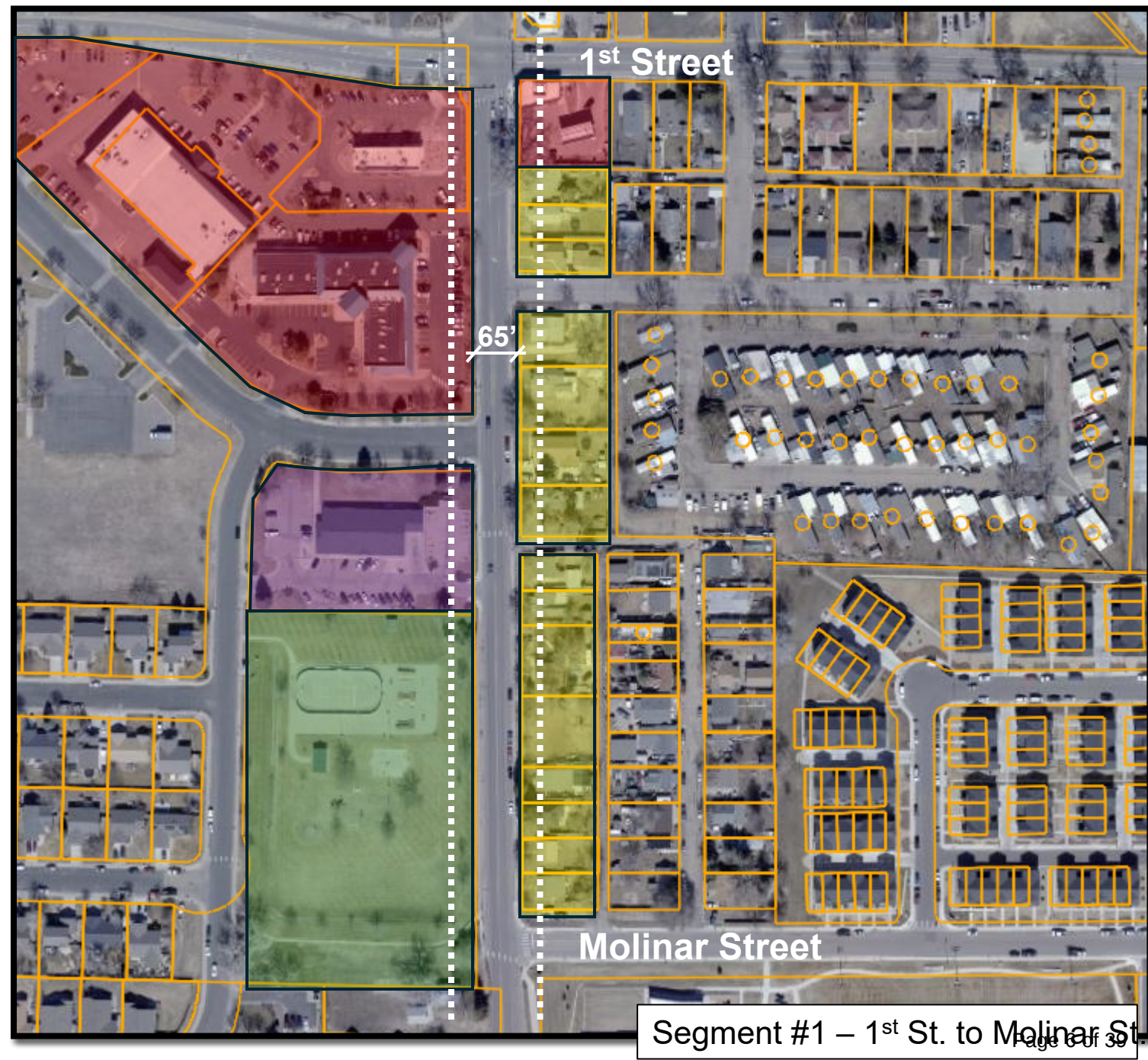
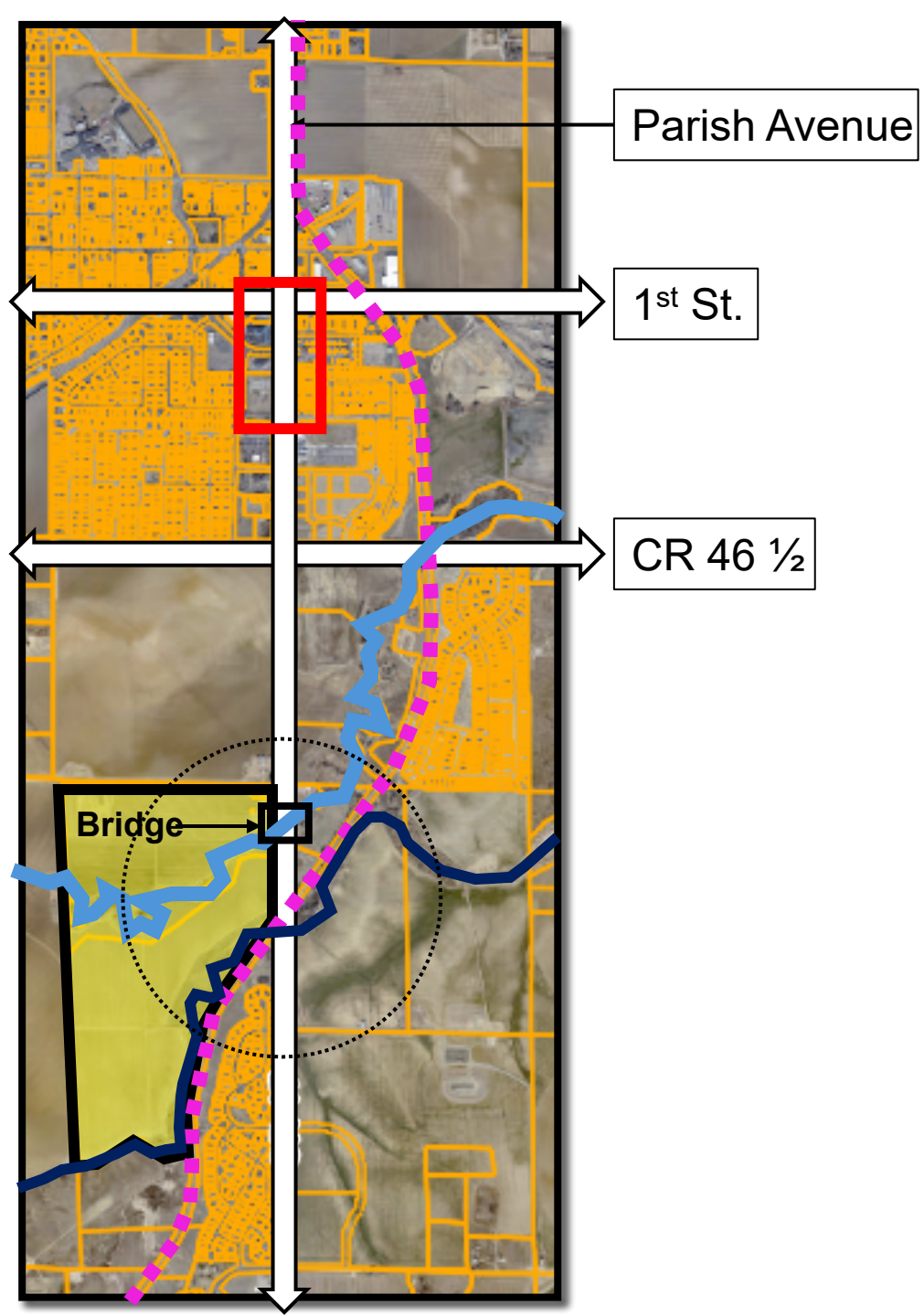
Town Manager

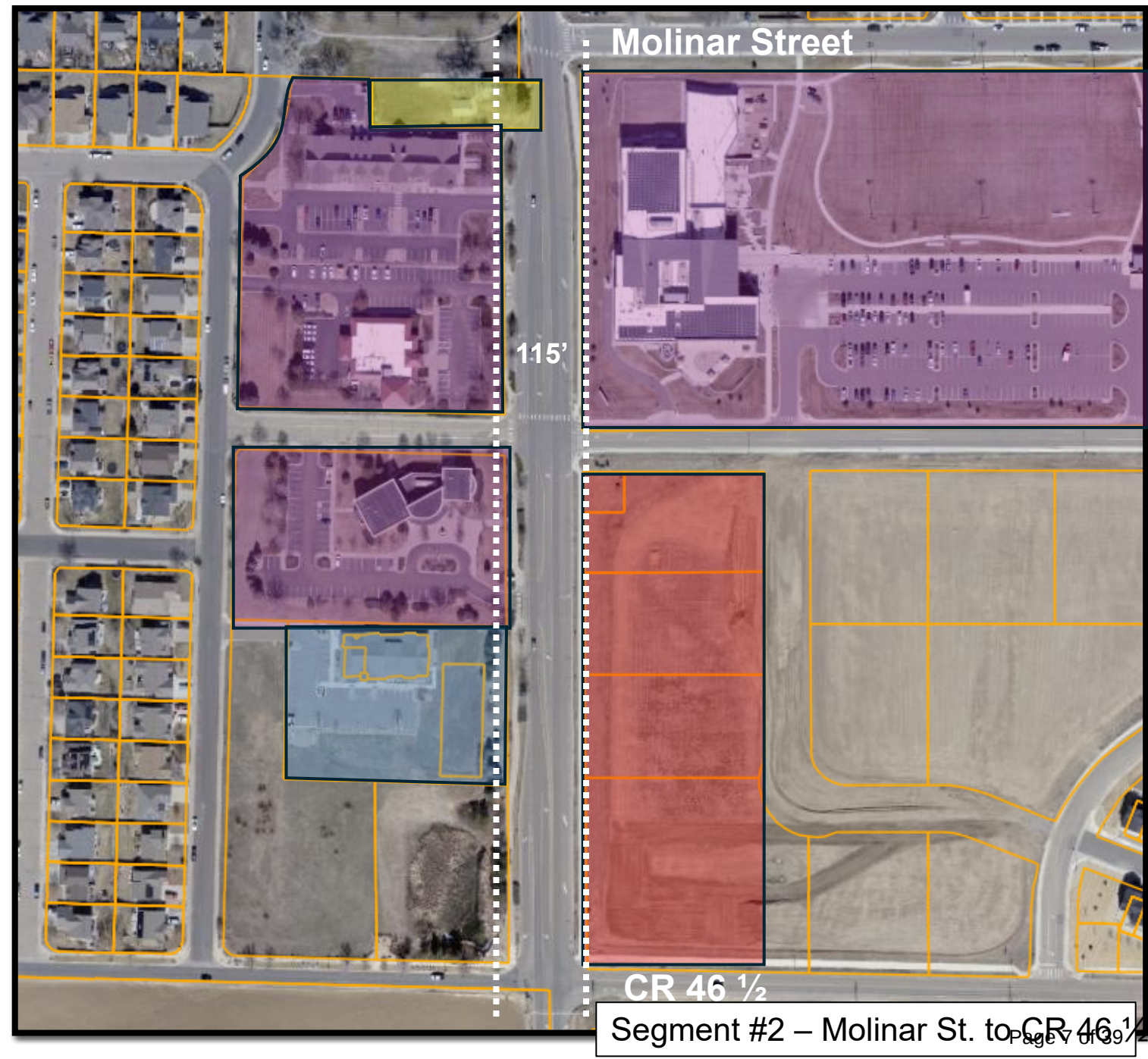
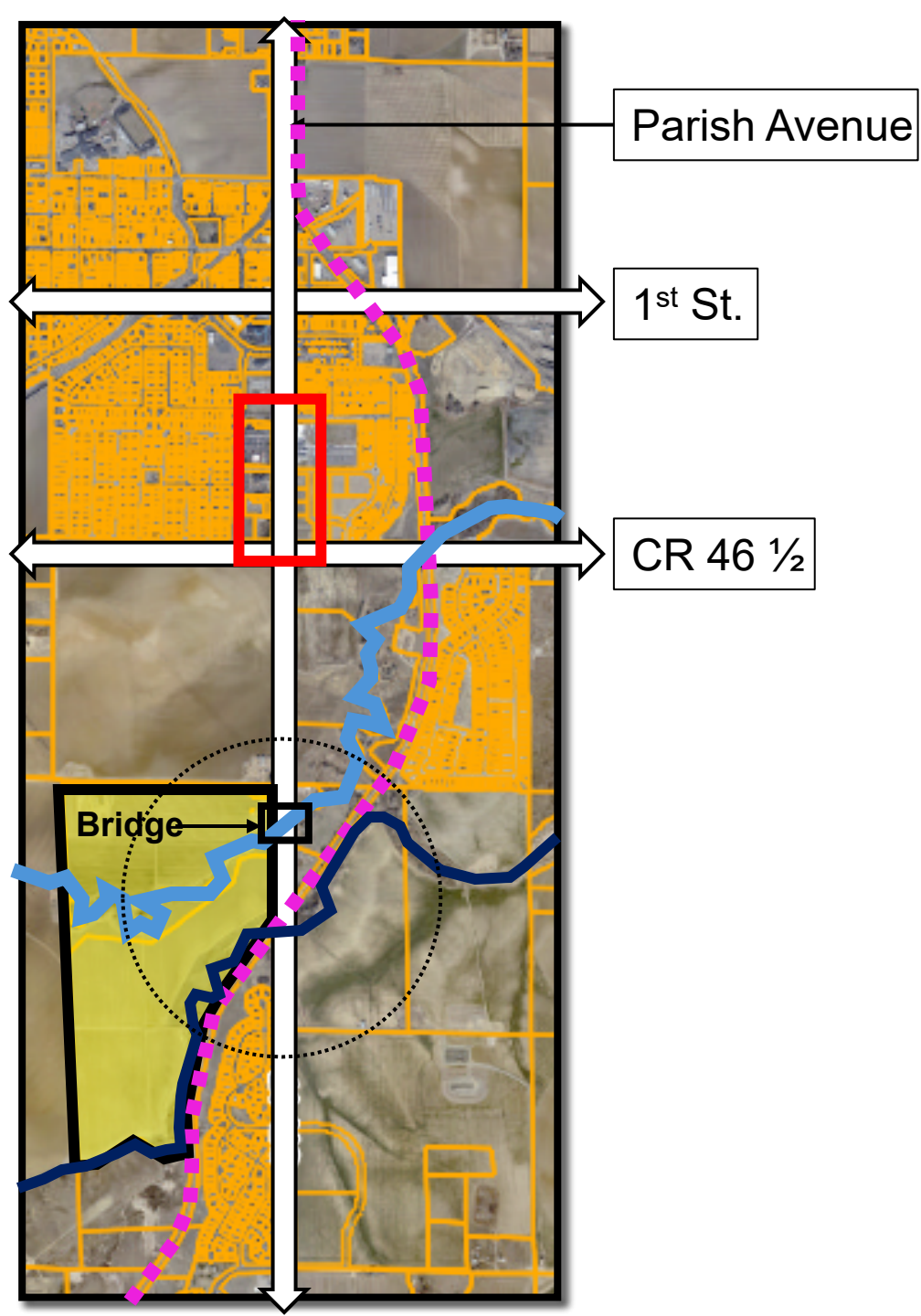
TOWN COUNCIL WORK SESSION

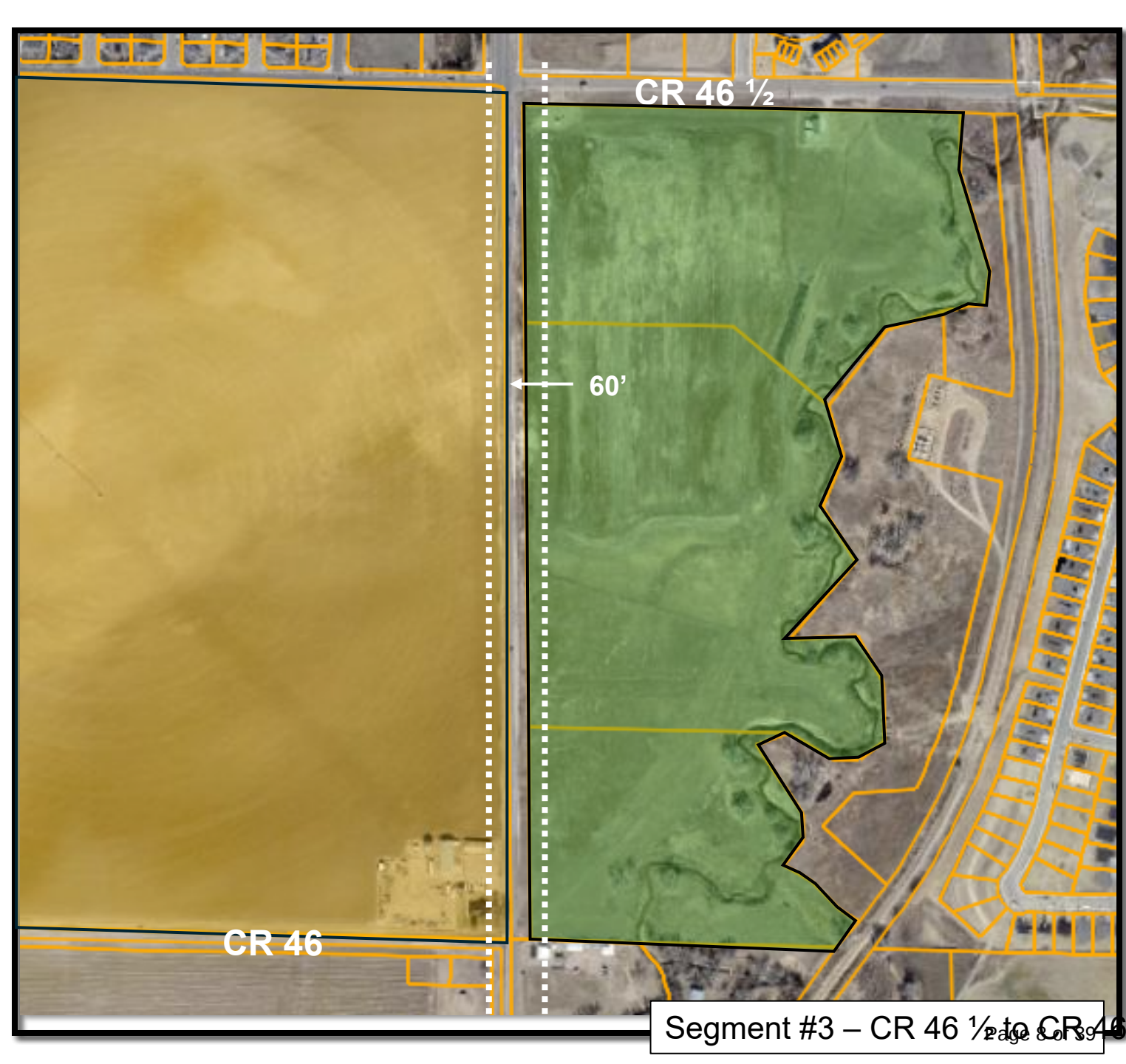
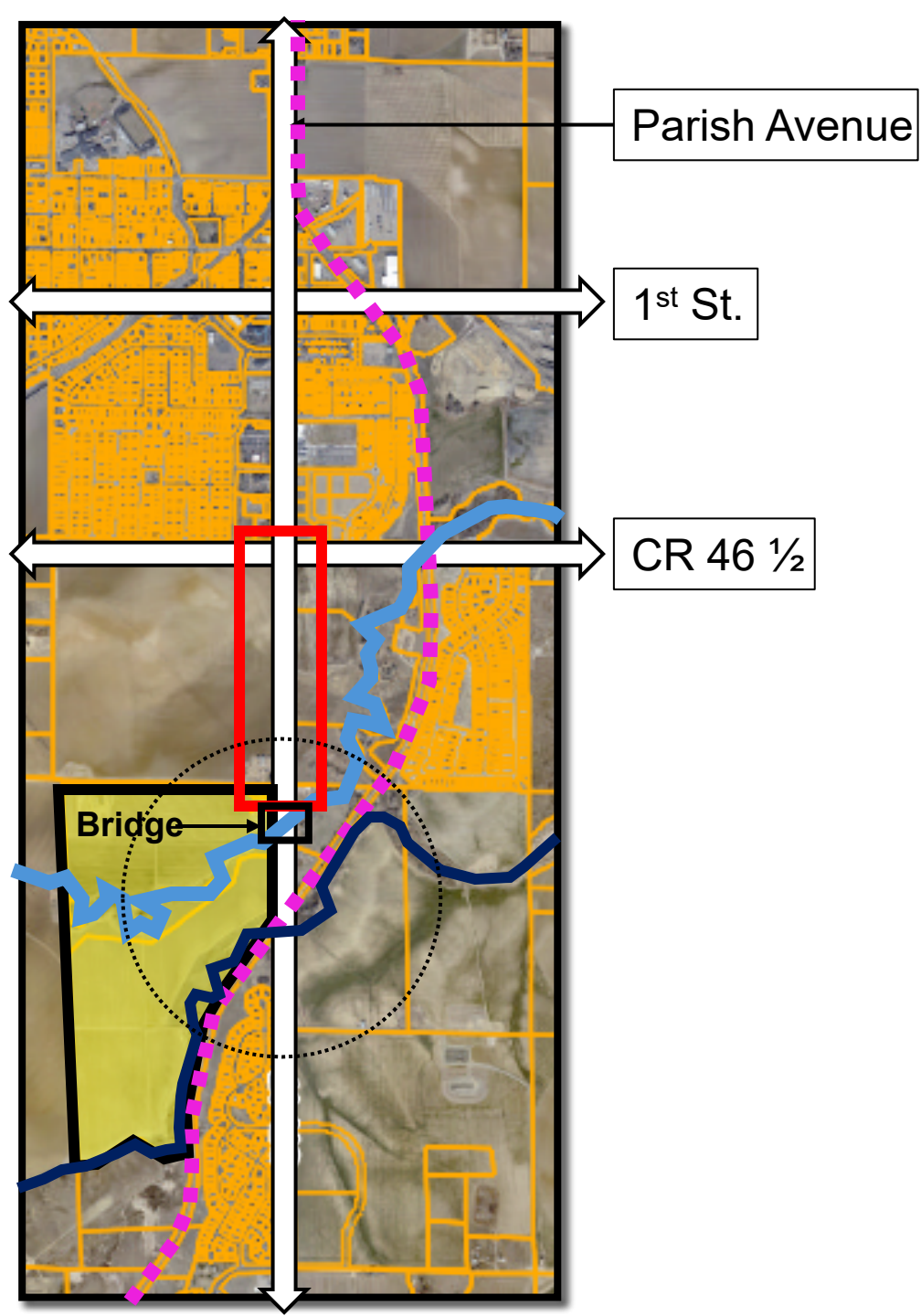
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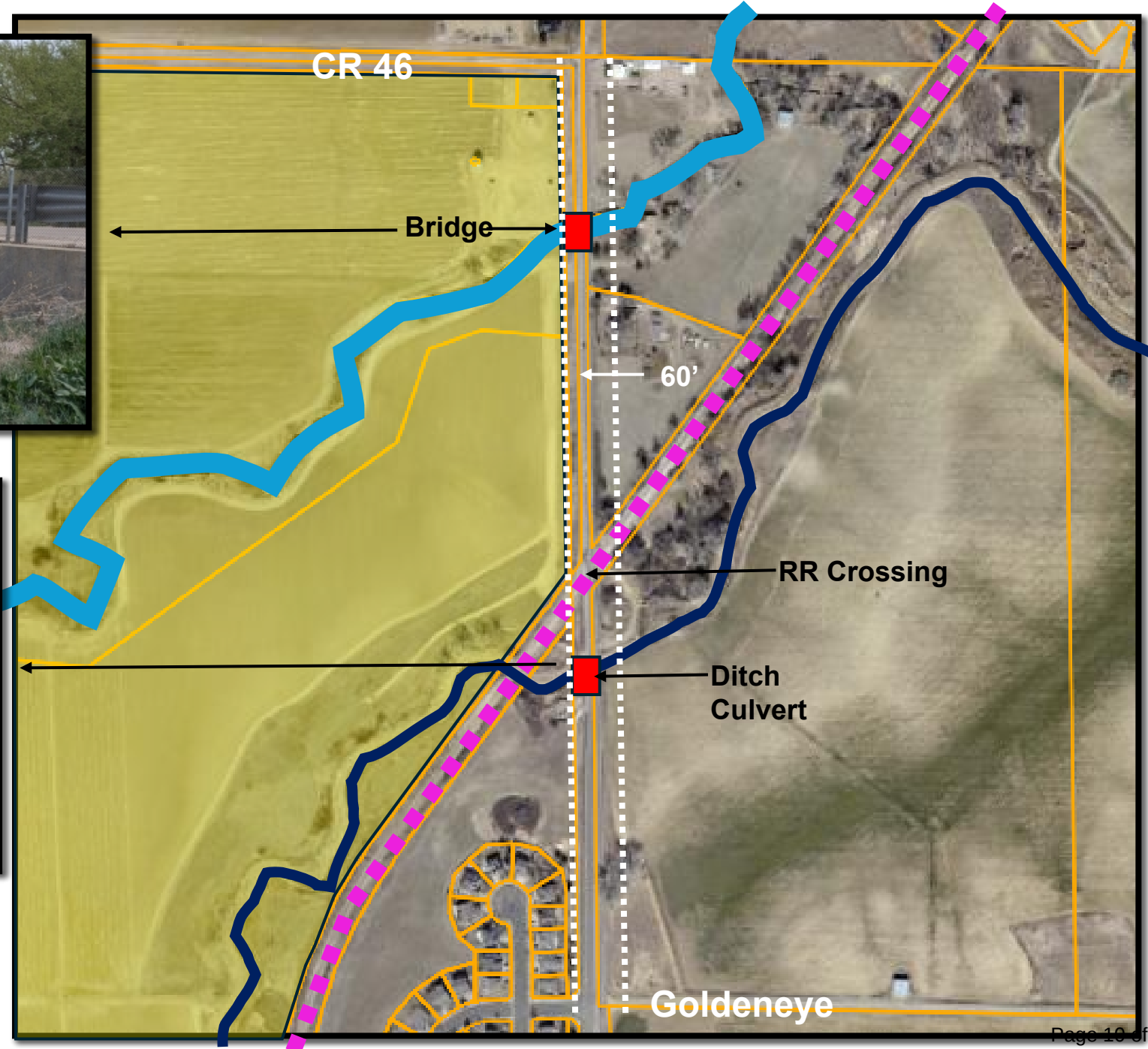
PARISH AVENUE CORRIDOR PLAN DISCUSSION















450 S. Parish Avenue
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Town Council Work Session Communication

Agenda Date: May 12, 2025

Subject: Land Use & Development Code Amendments

Attachments:

1. Dark Sky Regulations
2. Industrial Zoning - Development Standards
3. Minor Amendments
4. Plat Requirements
5. Vape Shop and Similar Uses
6. Guest Parking Requirements - Residential
7. Temporary Uses
8. Fire and Emergency Services Providers Impact fee
9. Final Plat - Review Procedure

Presented by: Jeremy Gleim, Planning and Development Director

Work Session Item Description:

LAND USE & DEVELOPMENT CODE – PROPOSED AMENDMENTS

The need to amend adopted development codes is necessary from time to time, due to changes in state law, unfeasible standards, and omissions/corrections that need to be remedied. Staff have compiled several amendments that should be considered. A summary of the proposed amendments is listed below, and the specific language for each is attached.

Dark Sky Regulations (Attachment #1)

The purpose and intent of introducing dark sky regulations is to help preserve views of the night sky. The proposed regulations follow DarkSky International best practices.

I-1 & I-2 (Industrial) Zoning Amendments (Attachment #2)

Staff has found that there are certain development standards in Industrial zoning districts that are making new development unfeasible. Additionally, there are certain provisions regarding outdoor storage, specifically as a secondary or ancillary use, that are overly restrictive.

Minor Alternations (Attachment #3)

The purpose of this is to add regulations for minor adjustments to previously approved development applications. It is important to track changes to projects over time, and to ensure that any proposed alterations are consistent with the project's original development requirements, conditions of approval, or other regulatory agreements.

Platting Requirements (Attachment #4)

When the LUDC was updated in 2023, requirements for the preparation of plats were inadvertently omitted. Staff is recommending a re-introduction of these requirements.

Vape Shops and Similar Uses (Attachment #5)

The purpose of this is to limit Vape, E-Cigarette, Head Shop, and Paraphernalia stores, as principal retail uses.

Guest Parking Requirements – Residential Subdivisions (Attachment #6)

The purpose of this is to add requirements for off-lot parking in residential subdivisions. Currently, the required number of parking spaces in residential subdivisions only encompasses on-lot parking, or as a ratio to bedroom counts in multi-family dwellings. There are no provisions for guest parking.

Temporary Use Permits (Attachment #7)

The purpose of this is to introduce regulations for temporary uses. A temporary use is something that exists for a limited duration, for example: firework stands, Christmas Tree lots, construction trailers, etc.

Fire Impact Fees (Attachment #8)

The purpose of this section is to revise Section 17-3-5(C) regarding Fire Impact Fees.

Review Procedures – Final Plats (Attachment #9)

The purpose of this is to revise the type of review required for Final Plats. Table 2-1.

Marijuana Updates – Compliance with State Law

The purpose of this is to amend the code for compliance with state law.

Reviewed and Approved for Presentation,



Town Manager

DARK SKY PROVISIONS

Section [X]. Outdoor Lighting and Dark Sky Protection

A. Purpose and Intent

To protect the rural and suburban character of the community by minimizing light pollution, preserving views of the night sky, reducing glare and unnecessary light trespass, and promoting energy-efficient lighting practices, while ensuring adequate lighting for safety and functionality.

B. Applicability

These standards apply to all new outdoor lighting installations and significant upgrades to existing lighting for residential, agricultural, commercial, and institutional properties in all zoning districts.

C. General Requirements

1. Fixture Orientation

- All lighting fixtures must be installed in a downward-facing (horizontal) orientation to direct light toward the ground and prevent light trespass and skyglow.

2. Shielding

- Fixtures must be **fully shielded** so that no light is emitted above the horizontal plane of the light source.
- Cutoff fixtures or hoods are required for wall-mounted and pole-mounted lighting.

3. Lumens Limits

- Residential properties: Fixtures shall not exceed 1,500 lumens per fixture.
- Non-residential properties (e.g., farms, small businesses, community facilities): Fixtures shall not exceed 3,000 lumens per fixture, unless a higher output is demonstrated to be necessary for safety or operational needs.

4. Color Temperature

- All outdoor lighting must have a correlated color temperature (CCT) of 3,000K or less to reduce blue-light emissions and protect nocturnal wildlife.

5. Operational Controls – Parking Lot Lighting

- Parking lot lights, including poles lights and building mounted lights, shall be:
 - Equipped with auto dimmers that reduce the normal operating lumen output by half between the hours of 11:00 p.m. to sunrise, and/or
 - Equipped with motion sensors or timers to reduce continuous nighttime illumination.

6. Lighting Placement and Height

- Pole-mounted fixtures shall not exceed:
 - 14 feet in height on residential properties.
 - 20 feet in height on non-residential or public-use properties.
- Exceptions:
 - Street lights in the public right-of-way.

7. Light Trespass

- Lighting shall not trespass property lines. Footcandles shall measure zero (0) at property lines.
- Exceptions:
 - Lighting in commercial, industrial, or mixed-use centers that have shared parking lots and multiple lots.
 - Lighting installed in public rights-of-way.

8. Prohibited Lighting

- Uplighting (except for low-output, fully shielded landscape lighting under 300 lumens).
- Searchlights, laser lights, or aerial beacons.
- Unshielded floodlights or barn lights that emit light in all directions.

D. Exemptions

The following lighting types are exempt but must still minimize glare and light trespass to the greatest extent feasible:

1. Emergency lighting used by law enforcement, fire, or rescue.

2. Temporary lighting for special events, agriculture, or construction (limited to 14 consecutive days).
3. Low-lumen decorative lighting (e.g., string lights, holiday lights) used seasonally or intermittently.
4. Flagpole lighting, provided it uses a narrow beam fully directed at the flag and does not exceed 1,300 lumens.

E. Compliance and Review

1. All new developments or site plan approvals must include a photometric **Lighting Plan** showing:
 - Fixture types and specifications, including lumen output
 - Location and height of all exterior light fixtures
 - Shielding or cutoff details
 - Operational control details (where applicable)
 - Footcandle readings across the entire site
2. Planning staff may approve alternatives that demonstrate equal or better compliance with the purpose of this section.

INDUSTRIAL ZONING DISTRICT – DEVELOPMENT STANDARDS

17-4-3(L) Specific Use Standards – Storage (Principal Use)

L. Storage. In districts where commercial-scale indoor or outdoor storage is permitted as a principal use by special review, they shall be subject to the following additional conditions:

1. Uses shall be evaluated for whether they are a short-term or interim use of land based on the extent of changes occurring in the area; the type, extent, and character of planned future growth; and the level of investment in the proposed used.
2. Uses shall be separated from any other indoor or outdoor storage area in the growth management area by at least 3 miles.
 - a. Industrial Supply Storage Yards, where storage is ancillary to, or supportive of, principal uses that are not storage (i.e. manufacturing, wholesale/distribution, etc.), shall not be subject to this restriction. See Section 17-4-4(E) for Accessory Outdoor Storage.
3. Outdoor storage shall be fully screened from adjacent properties.
4. Security measures are taken to ensure controlled access and 24/7 monitoring of the site, which may require an on-site caretaker residence.

17-4-4(E) Accessory Uses – Storage (Accessory to Principal Use)

E. Outdoor Storage, Non-residential. Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:

1. In the MU-NC, MU-DT, and MU-RC districts, any storage area shall be located behind the front building line of the principal building.
2. Storage areas shall be fully screened from adjacent properties and public spaces according to the standards and design requirement of Section 17-8-3 and Section 17-8-5, and no materials, products, or equipment shall be stacked or stored higher than the screening in the MU-NC, MU-DT, and MU-RC districts.
 - a. Storage areas in the I-1 district shall be fully screened to a height of six (6) feet. Materials, products, or equipment may be stacked or stored higher than the six (6) foot screen wall, to a maximum height of 20 feet.
 - b. Storage that exceeds six (6) feet in height shall be subject to the setbacks listed in Table 6-1.
 - c. Where I-1 zoning districts abut residential districts (R-E, R-1, R-2, R-3, and MU), outdoor storage shall be screened pursuant to the design requirements of Section 17-8-3 and Section 17-8-5.

3. The storage area shall be located in the most remote section of the site or building possible, but no closer than 20 feet to any street or right-of-way in all cases.
4. Storage areas shall be limited to:
 - a. No more than 200 square feet in the MU-NC district.
 - b. No more than 500 square feet in the MU-DT districts.
 - c. No more than 25% of the building footprint in the MU-RC district.
 - d. ~~No more than 100% of the building footprint~~ **Maximum lot coverage** in the I-1 district.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free and all-weather surface may be used in the I-1 district.
6. ~~All other outdoor storage~~ **Any outdoor storage use that is determined to be the principal use**, shall only be ~~permitted~~ **considered** through a Use by Special Review process subject to Section 17-2-7, or where outdoor storage is permitted as a principal use.

Table 6-1: Non-residential Lot & Building Standards

Zoning District	Minimum Lot Standards		Minimum Setbacks [5]				Building Height (max)
	Area	Lot Coverage	Front [1]	Interior Side [2]	Corner Side	Rear [3]	
MU-NC	2K - 40K sf	80%	10'-25'	5'	20'	10'	40' / 3 stories
MU-DT	2K - 30K sf	100%	0'-10'	5'	10' [4]	10'	40' / 3 stories
MU-RC	2.5K sf	20%	25'	5'	10' [4]	10'	60' / 5 stories
I-1 & I-2	10K sf min.	40% 85%	25'	10'	25'	10'	40' / 3 stories

MINOR AMENDMENTS TO APPROVED PLANS

Section [X]. Minor Amendments to Approved Projects

A. Purpose

To allow for minor adjustments to previously approved development applications or permits without requiring full re-review, provided the changes do not significantly alter the project's character, impacts, or compliance with applicable standards.

B. Applicability

Minor amendments may be requested for:

- Approved Site Plans
 - Use by Special Review permits
 - Final Development Plans
 - Design or Architectural approvals, including civil construction drawings
 - Other discretionary/ministerial land use approvals as deemed appropriate by the Director.
-

C. Minor Amendment Criteria

An amendment may be considered **minor** and approved administratively if it meets **all** of the following eligibility requirements:

1. **No increase in intensity/density**
 - No increase in intensity/density pursuant to residential dwelling units
2. **No reduction in required setbacks, open space, or buffers**
 - Unless the change is clearly de minimis and maintains compliance with all applicable codes
3. **No increase in building height**
 - Beyond that permitted by the underlying zone or prior approval
4. **No new significant environmental or infrastructure impacts**

- Including drainage, traffic, parking, noise, or lighting
 - 5. **No adverse effect on adjacent properties**
 - The change must not increase off-site impacts or public safety concerns
 - 6. **No change in conditions of approval**
 - Conditions of approval shall not be changed through this minor amendment process, unless the change is clarifying or administrative in nature.
 - Any changes to Subdivision Development and Improvement Agreements, Memorandum of Understandings, Intergovernmental Agreements, or any other agreement and/or contract shall not be amended through this process.
-

D. Approval Process

1. Application

- The applicant shall submit a **Minor Amendment application** including a description of proposed changes, updated plans (if applicable), and a justification for the amendment.

2. Administrative Review

- The Planning Director or designee may approve, approve with conditions, or deny the request.
- Applications may be referred to other internal/external review agencies, pursuant to the nature of the request.
- Staff may refer the request to the Planning Commission, consistent with public hearing policies, at their discretion.

3. Appeals

- Decisions may be appealed in writing within **10 business days** to the Planning Commission or designated appeal body.
-

E. Major Amendments

Any modification that does **not meet the eligibility criteria in Section C** shall be treated as a **major amendment** and shall require formal review and approval through the applicable process (e.g., public hearing, planning commission).

PLAT REQUIREMENTS

PRELIMINARY PLATS

1. The plat exhibit shall be prepared at a scale that best conveys the detailed survey, engineering and design of the subdivision, not to exceed 1" = 100'. If a proposal requires multiple sheets, a composite shall be provided that delineates the boundaries and identifies each sheet number.
2. A title shall be placed at the top/center of the sheet along the long dimension of each sheet and shall include the name of the proposed subdivision, general aliquot legal description with county, the total acreage, number of lots proposed, and project file number. The name of the subdivision shall not duplicate existing subdivision names;
3. A block in the lower right-hand corner shall include the following: the preparation date and revision date chronology; a north arrow designated as true north; a written and graphic scale; name and address information for the applicant, developer, registered engineer or surveyor preparing the exhibits; and the number of the sheet and total number of sheets;
4. A scaled vicinity map that depicts the area to be subdivided and the area that surrounds the proposal within a 1-mile radius;
5. A written metes and bounds legal description of the subdivision boundary with a map showing all information as required by State Statutes. The names and locations of all abutting subdivisions, the location of all abutting unplatted parcels and public lands shall be depicted. All lines, names and descriptions on the plat which do not constitute a part of the subdivision shall be screened back or shown as dashed lines. Any area enclosed by the subdivision, but not part thereof shall be labeled "Not a Part of this Subdivision";
6. Display ties to aliquot section corners and to the State grid which shows dimensions of all primary boundary survey control points with complete monument and location descriptions, all parcel lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and relation to true meridian and similar data. Only circular curves shall be used. No spirals, parabolas, etc. shall be used. All dimensions are to be shown to the nearest 0.01' or in the cases of degrees, to the nearest second. An accuracy of 1:50,000 (second order) minimum

for linear and angular (bearing) closure shall be required for the boundary. All internal lots, tracts and parcels shall have a closure accuracy of 0.01’;

7. Depict all lots, blocks, tracts, and when appropriate, building envelopes, providing accurate dimensions with linear, bearing, and curve data. All lots and tracts shall be shown in their entirety on one sheet. Lots and blocks shall be numbered consecutively; tracts shall be lettered alphabetically. Include the acreage within each lot to the nearest 0.01 of an acre. In residential subdivisions, tracts or outlots shall be used exclusively for non-residential property and uses;
8. Depict all road names, right-of-way widths at each leg of an intersection, at point of curve and point of tangent, at dead ends and at angle points; and right-of-way lines with accurate distance and bearings, central angles and radii of all curves. If any road in the subdivision is a continuation or approximately a continuation of an existing road, the conformity or the amount of conformity of the new road to the existing road shall be accurately shown;
9. Depict the purpose, width and location of all easements and abutting easements with fine dashed lines. The widths of all easements and sufficient data to definitely locate the same with respect to the subdivision and each lot must be shown. All easements must be clearly labeled and identified. If an easement shown on the plat is already of record, its recorded reference shall be given. If an easement is being dedicated by the plat, it shall be set out in the owner’s certificate. A plat note may be necessary to provide complete information of the purpose of the easement;

“The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Town of Johnstown’s Engineering Standards and Specifications, as amended. The owner(s) grant the Town of Johnstown a perpetual right of ingress and egress from and to adjacent property to inspect, maintain, operate and reconstruct the drainage easements and related facilities covered by the Town of Johnstown Municipal Code, as amended; and to inspect, maintain, operate and reconstruct the drainage easements and related facilities, when the owner(s) fail to adequately maintain such drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s).”

10. Accurately locate the effective 100-year floodplains and floodways, all existing/proposed watercourses, retention and detention areas, wetlands and riparian areas, streams, lakes, ditches and laterals on the effected property;
11. Depict existing subdivision lot lines or metes and bounds property lines and rights-of-way within 100' of the proposal. Said information for adjacent properties shall be screened back;
12. Depict existing oil and gas facilities onsite and within 250' of the proposed subdivision, both active and inactive (capped and abandoned, etc.), including the required setbacks from said facilities. Notes shall be included describing the facility's: name, operator, status, and facility ID;
13. Identify the land use and zone district information of all adjacent property. When an adjacent property is not within the Town's boundary, the respective jurisdictions' land use and zone district information shall be identified;
14. Provide a "Land Summary Chart" that accounts for all of the land area within the subdivision, including tracts, lots, outlots, right-of-way, etc.;
15. Include an "Open Space and Park Chart" that details Parks, Pocket Parks, Neighborhood Park and Open Space requirements.
16. Include a "Tract Summary Chart" and plat notes that adequately explain information pertinent to the use of the tracts within the subdivision (i.e. Use: Dedicated Open Space, Private Open Area, Drainage, Utilities, Pocket Park, Private Alley, etc.)

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE

17. Provide the following development reports, studies and construction plans unless waived by the Planning & Development Director and/or Engineering Director:
 - a. Drainage Report and Plans showing the final proposed drainage system, design details, operation and maintenance plan, completed post construction design standard form and calculations.

- b. Preliminary Erosion and Sediment Control Plans prepared in accordance with the Town's standards.
- c. Preliminary Area Grading Plan prepared in accordance with Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements. Show topography contours at least 150 feet beyond the subject property lines.
- d. Preliminary Road Construction Plans prepared in accordance with the Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements. The Road Construction Plans shall contain the following mobility elements, if applicable:
 - i. Crosswalk locations
 - ii. Bike lanes
 - iii. Any proposed supplemental signage proposed to manage crossing conflicts
 - iv. Proposed speed management devices
 - v. Any other transportation design element addressing mobility
- e. A Threatened and Endangered Species, Habitat, and Wetlands report.
- f. A Cultural, Archeological, and Historic Resource Report and Protection Plan.
- g. Preliminary Landscape Plans prepared in accordance with the Town of Johnstown's Standards and Specification for Design and Construction of Public Improvements. Please include Sight Distance Triangles on this plan in accordance with the standards outlined in the Standards and Specifications.
- h. A Geologic Report detailing the geological characteristics of the site prepared by a registered engineer, including any potential natural or man-made hazards which would have a significant influence on the proposed development and a determination of what effect such factors would have and proposed corrective or protective measures. (Examples: floodplain, floodway, subsidence, etc.)
- i. Environmental Hazards Report.
- j. A Soils Report prepared by a registered engineer, including any potential hazards which would have an impact on the proposed development and a determination of what effect such factors would have and proposed corrective or protective measures.
- k. A Traffic Impact Study, conformance letter, or narrative may be required detailing the transportation network establishing the availability and adequacy of the system consistent with the Town of Johnstown's Comprehensive Plan and Transportation Plan. The Traffic Impact Study should include signal warrants, if applicable.

- l. Separate Street Naming and Addressing Exhibit must be included in the submittal.

Any additional information or referral documents as required by the Planning and Development Director and/or Engineering Director, in order to thoroughly review the impacts of the proposed development shall be provided to complete the application.

FINAL PLATS

1. The plat exhibit shall be prepared at a scale that best conveys the detailed survey, engineering and design of the subdivision, not to exceed 1" = 100'. If a proposal requires multiple sheets, a composite shall be provided that delineates the boundaries and identifies each sheet number;
2. A title shall be placed at the top/center of the sheet along the long dimension of each sheet and shall include the name of the proposed subdivision, general aliquot legal description with county, the total acreage, number of lots proposed, and project file number. The name of the subdivision shall not duplicate existing subdivision names;
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4. A scaled vicinity map that depicts the area to be subdivided and the area that surrounds the proposal within a 1-mile radius;
5. A written metes and bounds legal description of the subdivision boundary with a map showing all information as required by State Statutes. The names and locations of all abutting subdivisions, the location of all abutting unplatted parcels and public lands shall be depicted. All lines, names and descriptions on the plat which do not constitute a part of the subdivision shall be screened back or shown as dashed lines. Any area enclosed by the subdivision, but not part thereof shall be labeled "Not a Part of this Subdivision";
6. Display ties to aliquot section corners and to the State grid which shows dimensions of all primary boundary survey control points with complete monument and location

descriptions, all parcel lines showing dimensions with lengths, bearings, and curve data, including chord lengths and bearings, basis of bearings and relation to true meridian and similar data. Only circular curves shall be used. No spirals, parabolas, etc. shall be used. All dimensions are to be shown to the nearest 0.01' or in the cases of degrees, to the nearest second. An accuracy of 1:50,000 (second order) minimum for linear and angular (bearing) closure shall be required for the boundary. All internal lots, tracts and parcels shall have a closure accuracy of 0.01';

7. Depict all lots, blocks, tracts, and when appropriate, building envelopes, providing accurate dimensions with linear, bearing, and curve data. All lots and tracts shall be shown in their entirety on one sheet. Lots and blocks shall be numbered consecutively; tracts shall be lettered alphabetically. Include the acreage within each lot to the nearest 0.01 of an acre. In residential subdivisions, tracts shall be used exclusively for non-residential property and uses;
8. Depict all road names, right-of-way widths at each leg of an intersection, at point of curve and point of tangent, at dead ends and at angle points; and right-of-way lines with accurate distance and bearings, central angles and radii of all curves. If any road in the subdivision is a continuation or approximately a continuation of an existing road, the conformity or the amount of conformity of the new road to the existing road shall be accurately shown;
9. Depict the purpose, width and location of all easements and abutting easements with fine dashed lines. The widths of all easements and sufficient data to definitely locate the same with respect to the subdivision and each lot must be shown. All easements must be clearly labeled and identified. If an easement shown on the plat is already of record, its recorded reference shall be given. If an easement is being dedicated by the plat, it shall be set out in the owner's certificate. A plat note may be necessary to provide complete information of the purpose of the easement;

"The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Town of Johnstown Engineering Standards and Specifications, as amended. The owner(s) grant the Town of Johnstown a perpetual right of ingress and egress from and to adjacent property to inspect, maintain, operate and reconstruct the drainage easements and related facilities covered by the Town of Johnstown Municipal Code, as amended; and to inspect, maintain, operate and reconstruct the drainage easements and related facilities, when the owner(s) fail to adequately maintain such

drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s).”;

10. Accurately locate the effective 100-year floodplains and floodways, all existing/proposed watercourses, retention and detention areas, wetlands and riparian areas, streams, lakes, ditches and laterals on the effected property;
11. Depict existing subdivision lot lines or metes and bounds property lines and rights-of-way within 100’ of the proposal. Said information for adjacent properties shall be screened back;
12. Depict existing oil and gas facilities onsite and within 250’ of the proposed subdivision, both active and inactive (capped and abandoned, etc.), including the required setbacks from said facilities. Notes shall be included describing the facility’s: name, operator, status, and facility ID;
13. Identify the land use and zone district information of all adjacent property. When an adjacent property is not within the Town’s boundary, the respective jurisdictions’ land use and zone district information shall be identified;
13. Provide a “Land Summary Chart” that accounts for all of the land area within the subdivision, including tracts, lots, outlots, right-of-way, etc.;
14. Include a “Tract Summary Chart” and plat notes that adequately explain information pertinent to the use of the tracts within the subdivision (i.e. Use: Dedicated Open Space, Private Open Area, Drainage, Utilities, Pocket Park, Private Alley, etc.)

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE

15. Separate Street Naming and Addressing Exhibit must be included in the submittal. Please refer to the “Applicant Referral Process” section of the Street Naming and Addressing Policy for requirements. NOTE: Upon approval of Final Plat, AutoCAD or shapefiles shall be submitted to the Town prior to scheduling a pre-con;

16. Provide the following development reports, studies and construction plans unless waived by the Planning & Development Director and/or Engineering Director:

- a. Drainage Report and Construction Plans showing the final proposed drainage system, design details, and calculations;
- b. Final Erosion and Sediment Control Plans and a Stormwater Management Plan prepared in accordance with the Town's standards and state regulations;
- c. Final Area Grading Plan prepared in accordance with Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements. Show topography contours at least 150 feet beyond the subject property lines.
- d. Final Road Construction Plans prepared in accordance with the Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements. The Road Construction Plans shall contain the following mobility elements, if applicable:
 - i. Crosswalk locations
 - ii. Bike lanes
 - iii. Any proposed supplemental signage proposed to manage crossing conflicts
 - iv. Proposed speed management devices
 - v. Any other transportation design element addressing mobility
- e. Final Utility Construction plan and Utility Report prepared in accordance with the Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements.
- f. Final Landscape Construction Plans prepared in accordance with the Town of Johnstown Standards and Specifications for Design and Construction of Public Improvements. Please include Sight Distance Triangles on this plan.
- g. A Geological Report may be required detailing the geological characteristics of the site prepared by a registered engineer, including any potential natural or man-made hazards which would have a significant influence on the proposed development and a determination of what effect such factors would have and proposed corrective or protective measures.
- h. A Traffic Impact Study, conformance letter, or narrative may be required detailing the transportation network establishing the availability and adequacy of the system consistent with the Town of Johnstown's Comprehensive Plan and Transportation Plan. The Traffic Impact Study should include signal warrants, if applicable.

17. Provide the following plat notes.

- a. A Basis of Bearings Statement.
- b. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

Section [X]. Prohibited Retail Uses – Vape and Paraphernalia

A. Purpose

The purpose of this section is to protect public health, safety, and welfare by restricting certain commercial land uses that are inconsistent with the character, values, and long-term planning goals of the community.

B. Prohibited Uses

The following uses are prohibited as primary or principal land uses in all zoning districts, including PUD zoned property, except for I-1 and I-2 (Industrial Light and Heavy, respectively) districts.

1. Vape or Electronic Cigarette Stores

- Includes any retail business where the primary merchandise consists of vape devices, e-liquids, nicotine delivery products, or related components.

2. Head Shops or Paraphernalia Stores

- Includes businesses primarily engaged in the sale of drug-related paraphernalia, including but not limited to pipes, bongs, rolling papers, grinders, and similar items intended for use with marijuana or controlled substances.
-

C. Definitions

For purposes of this section:

- **Primary Use** means the main or predominant use of a building, structure, or lot, as determined by gross floor area, sales volume, marketing, or inventory proportion.
 - **Paraphernalia** refers to any equipment, product, or material of any kind that is primarily intended or designed for use in ingesting, inhaling, or otherwise introducing marijuana or similar substances into the human body.
-

D. Exceptions

The following are **not prohibited** under this section, provided such products are incidental to a broader, legally permitted business:

1. General retail stores (e.g., convenience stores, pharmacies) that sell tobacco, vaping, or related products as ancillary or secondary merchandise.
2. Specialty Cigar retail stores that are primarily engaged in the sale of premium cigars and related tobacco products, which maintains a curated inventory of hand-rolled or artisan cigars, provides a dedicated humidor or climate-controlled storage area, and may offer on-site consumption within a designated lounge area. Such establishments may require memberships and may restrict entry to patrons under a certain age. Establishments that propose on-site consumption in designated lounge areas, a Use by Special Review (USR) shall be required.

E. Enforcement and Interpretation

1. Determination of whether a use is considered primary or incidental shall be made by the Planning Director or designee, based on the use of floor area, inventory, signage, and marketing.
2. Businesses found in violation of this section are subject to zoning enforcement procedures and may be subject to fines, permit revocation, or other remedies provided by law.

GUEST PARKING REQUIREMENTS – RESIDENTIAL SUBDIVISIONS

Minimum Parking Rate for Guests

Single-family Detached	0.15 spaces per dwelling unit*
Attached and Multi-family	0.25 spaces per dwelling unit*

*Any combination of on- and off-street parking will count toward this requirement

Informational: Parking requirements for residential use types (non-guest).

Table 7-3: Required Parking	
Use Category / Specific Use	Minimum Parking Rate
Residential	(s.f. = square feet)
<i>Accessory Dwelling</i>	1 / unit
<i>Dwellings (detached, manufactured)</i>	2 / unit - in enclosed garage
	1 / unit (Studio / 1 bedroom)
	1.5 / unit (2 bedroom)
	1.75 / unit (3 bedroom)
<i>Dwellings (attached, multiple, or mixed)</i>	2 / unit (4 + bedroom)
	Attached Single Family (duplex, rowhome) shall provide required spaces in an enclosed garage.
<i>Senior Living (independent)</i>	0.5 – 0.75 / unit
<i>Senior Living (assisted or nursing)</i>	1 / 4 beds + 1 per employee
<i>Group Home (assisted)</i>	1 / 4 beds + 1 per employee
<i>Group Home (protective or rehabilitative)</i>	1 / 2 beds + 1 per employee
<i>Group Home (emergency shelter)</i>	1 / 8 beds + 1 per employee

TEMPORARY USES

A. *Purpose.* The purpose of this section is to authorize the establishment of certain uses and structures of a limited duration. This section is intended to ensure that such uses or structures do not negatively impact adjacent land, are discontinued upon the expiration of a set period of time, and do not involve the construction or alteration of any permanent building or structure.

B. *Applicability.*

1. *Activities that require a temporary use permit.* The following temporary uses shall require a temporary use permit:
 - a. Temporary event;
 - b. Seasonal and holiday sales;
 - c. Real estate sales office;
 - d. Other temporary uses described in subsection D.4 of this section.
2. *Exempt activities.* The following events or activities are exempt from the requirements of this section, but remain subject to this development code and this Code:
 - a. Temporary events or activities occurring within, or upon the grounds of, a private residence or upon the common areas of a multifamily residential development.
 - b. Temporary uses and structures needed as the result of a natural disaster or other health and safety emergencies during the period of the emergency.

C. *General standards applicable all temporary uses.*

1. *Traffic.* The use shall be served by streets or drives with improvements adequate to accommodate the anticipated type and quantity of traffic that such temporary use will or could reasonably generate in addition to existing traffic.
2. *Parking.* The use shall provide adequate parking area and improvements, either on-site or at alternate locations, adequate to accommodate anticipated vehicular traffic reasonably expected to be generated by such use in addition to existing traffic.
3. *Signs.* Any signs permitted under the permit shall comply with Article 9 of this code.

4. *On-site lighting.* All on-site lighting shall conform to the outdoor lighting provisions pursuant to Section 17-4-5(A), Table 4-5, and shall be removed when the permit expires, unless authorized by other provisions of this Code.
5. *Waste material.* The temporary use permittee is responsible for storage and removal of all waste material on the site. All waste storage areas shall be screened from view from adjacent rights-of-way and residential areas, and the site shall be maintained in a clean and safe manner.
6. *Noise.* All temporary uses shall comply with noise standards in Section 17-4-5(A), Table 4-5, unless exempted by other provisions of this development code.
7. *Hours of operation.* The Director may restrict the hours of operation to mitigate impacts of the use on surrounding properties and uses.

D. *Specific temporary use standards.*

1. *Temporary events.*
 - a. *Referral authorized.* A completed temporary use application shall be referred to other appropriate town departments or agencies for approval, as needed.
 - b. *Grounds for denial of permit.* An application for a temporary event permit may be denied upon the Director's written determination that one or more of the following exists:
 - i. The application contains intentionally false or materially misleading information;
 - ii. The proposed event creates an unreasonable risk of significant:
 - a) Damage to public or private property beyond normal wear and tear;
 - b) Injury to persons;
 - c) Public or private disturbances or nuisances;
 - d) Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;
 - e) Additional police, fire, waste removal, maintenance, or other public services demands; or
 - f) Other adverse effects upon the public health, safety or welfare.
 - iii. The proposed special event is of such a nature, size, or duration that the particular location requested cannot reasonably accommodate the event; or

- iv. The time and location requested for the proposed special event has already been permitted or reserved for other activities.
- c. *Term of permit.* An event authorized under this subsection shall be limited to a maximum duration of 14 days, which may be nonconsecutive, unless otherwise specifically authorized by the Director.

2. *Temporary seasonal and holiday sales.*

- a. *Locations permitted.* Seasonal and holiday sales activities shall be permitted in all nonresidential zoning districts.
- b. *Term of permit.* The term of the temporary use permit shall not exceed 60 days, which may be nonconsecutive, unless otherwise specifically authorized by the Director, or restricted by another provision of this Code.
- c. *Standards.* Permitted sales activities may occur within required zoning district setbacks provided the following conditions are satisfied:
 - i. No activity or display shall encroach more than 50 percent into a required setback;
 - ii. No activity or display shall be located within 25 feet of an abutting residential lot or use;
 - iii. No activity, display, or related equipment shall be located within a required intersection or driveway sight triangle; and
 - iv. No activity shall be within a required landscape buffer, nor occupy more than ten percent of a required off-street parking area.

3. *Real estate sales office and model homes.*

- a. *Locations permitted.* Temporary real estate sales offices, including model or show homes, shall be permitted in all zoning districts when incidental to a new residential development.
- b. *Term of permit.* The temporary use permit shall automatically expire 30 days after completion of construction of the last housing unit or one year after issuance, whichever occurs first. Permits may be renewed in one-year increments upon written request and a finding that the use is in compliance with the original permit.
- c. *Commencement of use.* A real estate sales office or model home shall not be moved onto or erected on the development site until construction acceptance for the development has been granted, unless the public improvement agreement stipulates another date.

- d. *Activities allowed.*
 - i. Temporary real estate sales offices and model homes shall be used only as temporary field offices for new home sales or leasing and for storage of incidental supplies, and shall not be used as any type of dwelling.
 - ii. Use of the temporary real estate sales office or model home for sales of residential sites or projects located off-site is prohibited.
 - iii. A model home shall not be open for public viewing or business before 8:00 a.m. or later than 8:00 p.m.
 - e. *Building setbacks.* All temporary real estate sales offices and model homes shall comply with the building setbacks in the zoning district in which the building is located.
 - f. *Off-street parking.* An accessible paved parking area for visitors shall be provided if the Director determines on-street parking is not sufficient.
 - g. *Restroom facilities.* Americans with Disabilities Act (ADA) compliant restroom facilities shall be provided for all temporary real estate sales offices and model homes.
 - h. *Completion of use.* Upon termination of the permit, all temporary real estate sales offices shall be removed, and all model/show homes closed for viewing and the site of the temporary office use shall be returned to its original condition.
4. *Other temporary uses.* Subject to this section and the temporary use procedures and criteria in section 15.02.080.C, the Director may approve other temporary uses and activities if it is determined that such uses do not adversely impact surrounding properties.

FIRE IMPACT FEES

Section 17-3-5(c) – Table 3-8

Omit Fire Impact fees from the table.

Section 17-3-5(c)(4)

4. *Fire and Emergency Services Providers, School District and Special Districts.* The applicant shall confer with the appropriate fire and emergency service provider, ~~school district and any special district~~ to determine whether an impact fee is owed and the amount of the impact fee. The Town ~~shall confer with the provider and may withhold Town permits or approvals~~ the issuance of Certificates of Occupancy (CO) until **a receipt has been provided to the Town indicating that such impact fees have been paid** ~~any required fees have been satisfied~~.

FINIAL PLAT – REVIEW PROCEDURES

Section 17-2-1

Table 2-1: Procedures Summary												
	Eligible Applicants			Pre-App	Neighbor Meeting	Notice			Review Body			
	Owner	P C	T C			Pos t	Publis h	Mail	Staf f	PC	TC	BOA
Preliminary Plat	■			☒	☒	☒	☒	☒	R	R/PH	D/PH	
Final Plat	■					☐	☐	☐	R		D/C	

☒ = Required

■ = Authorized

PC = Planning & Zoning Commission

TC – Town Council

BoA = Board of Adjustments

R = Review and Recommending Authority

D = Decision Making Authority

A = Appeal of Decision

PH = Public Hearing Required

C = Consent Item