



450 S. Parish Avenue  
Johnstown, CO 80534  
970-587-4664  
[JohnstownCO.gov](http://JohnstownCO.gov)

**Planning and Zoning Commission  
Regular Meeting  
450 S. Parish, Johnstown, CO  
Wednesday, March 11, 2026 at 6:00 PM**

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

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**Agenda**

**Call to Order**

**Roll Call**

**Agenda Approval**

**Approval of Minutes**

1. Approval of February 25, 2026, Regular Meeting Minutes.

**Public Comment**

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

**New Business**

2. Amending the 2021 Johnstown Area Comprehensive Plan

**Departmental Report**

**Commissioner Reports and Comments**

**Adjourn**

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**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

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deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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**THE COMMUNITY THAT CARES**



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## **PLANNING & ZONING COMMISSION REGULAR MEETING**

**450 S. Parish, Johnstown, CO  
February 25, 2026, at 6:00 PM**

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### **MINUTES**

#### **CALL TO ORDER**

Chair Grentz called the meeting to order at 6:00 pm.

#### **ROLL CALL**

Commissioners Bailey, Abel, Sapp, Flores, Morrell, and Chair Grentz were all present.

#### **APPROVAL OF AGENDA**

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Morrell.

Motion passed 6/0.

#### **APPROVAL OF MINUTES**

A motion was made to approve of the minutes from November 26, 2025, regular Planning and Zoning Commission meeting by Commissioner Flores and seconded by Commissioner Sapp.

Motion passed 6/0.

**PUBLIC COMMENTS** - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No Public Comment.

#### **NEW BUSINESS**

#### **PUBLIC HEARING**

A motion was made by Commissioner Flores approve of Subdivision Case No. SUB26-0001, Granary Preliminary Plat and was seconded by Abel.

Motion passes 6/0.

#### **DEPARTMENTAL REPORT**

#### **COMMISSIONER REPORTS AND COMMENTS**

#### **ADJOURN**

The meeting was adjourned at 6:54 p.m.

**Approved and reviewed by:**

*The Community that Cares*

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Jennifer Simmons, Planning Director

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Jason Greutz - Planning & Zoning Commission Chair



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## **Planning and Zoning Commission Agenda Communication**

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**Agenda Date:** March 11, 2026

**Subject:** Amending the 2021 Johnstown Area Comprehensive Plan

**Action Proposed:** Recommendation to Town Council.

**Attachments:**

1. Prior Future Land Use - Map 7
2. Prior Growth Management Areas - Map 1
3. Amended Future Land Use - Map 7
4. Amended Growth Management Areas - Map 1

**Presented by:** Aubree Flores, Planner

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### **Background and History:**

On October 13, 2021, the Johnstown Planning and Zoning Commission held a public hearing to consider the Town's master planning document, the 2021 Johnstown Area Comprehensive Plan. The Commission recommended approval to the Town Council, and the Town Council adopted the Plan following a public hearing on November 1, 2021.

### **Information:**

In 2009, the Town of Windsor annexed a portion of land that is currently depicted within Johnstown's Growth Management Area (GMA) on the current Comprehensive Plan maps. This annexation occurred more than a decade ago. However, the boundary adjustment was not reflected in Map 1 (Growth Management Areas) or Map 7 (Future Land Use Map). The proposed amendments to Map 1 and Map 7 correct this error. The amendments to the maps are intended solely to align the Comprehensive Plan maps with existing municipal boundaries. No changes to land use designations, policy direction, or the Town's long-term vision are proposed. Rather, the amendments ensure that the maps accurately reflect jurisdictional limits that have been in place since 2009.

In addition to the map corrections, the proposed amendments recommend incorporating the Johnstown Downtown Master Plan, as adopted by the Town Council pursuant to Resolution No. 2025-20, into the 2021 Johnstown Area Comprehensive Plan. Incorporation of the Downtown Master Plan ensures alignment between the Town's broader policy framework and the more detailed planning guidance for the downtown area. The amendment provides that, in the event of a conflict between the 2021 Johnstown Area Comprehensive Plan and the Johnstown Downtown Master Plan with respect to property within the downtown planning area,

the Johnstown Downtown Master Plan shall control. This approach maintains internal consistency within the Town's adopted planning documents while recognizing the Downtown Master Plan as the latest and most specific expression of the Town's policy for that area.

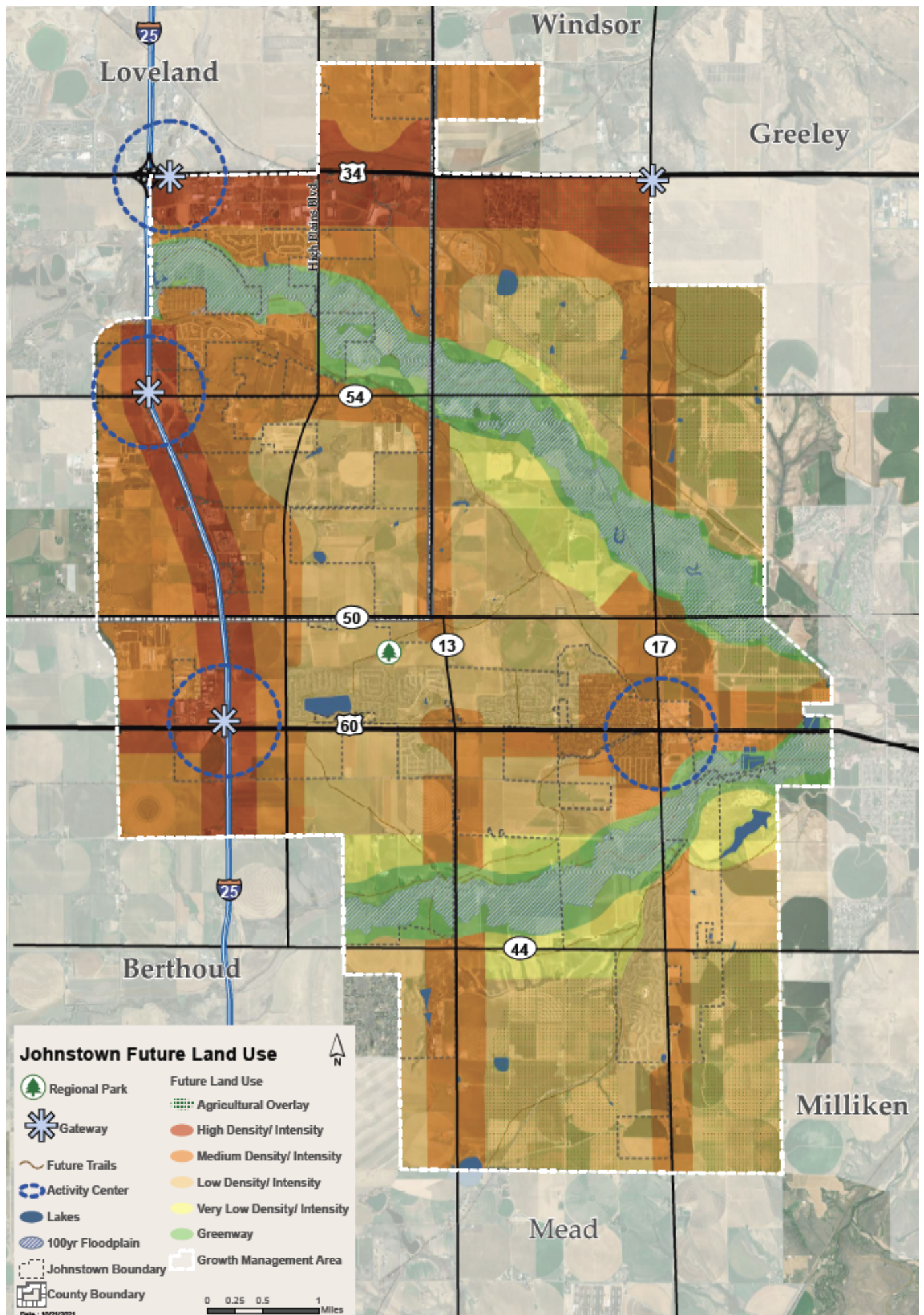
**Neighborhood Meeting:**

**Process:**

**Recommended Action:**

Staff recommends approval of the amendments to the 2021 Johnstown Area Comprehensive Plan, including 2 map amendments and acknowledging the Downtown Master Plan as a supplement to the Comprehensive Plan.

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Prior Growth Management Areas - Map 1

