



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, April 08, 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. Consideration of March 11, 2026, Regular Meeting Minutes

Minutes of the March 11, 2026, Regular Meeting

**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**

**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**

**March 11, 2026, at 6:00 PM**

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### **MINUTES**

#### **CALL TO ORDER**

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

#### **ROLL CALL**

Commissioners Bailey, Abel, Sapp, Flores, Morrell, were present. Chair Grentz was absent.

#### **APPROVAL OF AGENDA**

A motion was made to approve the agenda by Commissioner Abel and seconded by Commissioner Bailey.

Motion passed 5/0.

#### **APPROVAL OF MINUTES**

A motion to approve the minutes of the February 25, 2026, Regular Planning and Zoning Commission meeting was made by Commissioner Sapp and seconded by Commissioner Abel.

Motion passed 5/0.

**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**

A motion to approve the amendments to the 2021 Johnstown Area Comprehensive Plan was made by Commissioner Bailey and seconded by Commissioner Abel.

Motion passes 5/0.

#### **DEPARTMENTAL REPORT**

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

#### **ADJOURN**

The meeting was adjourned at 6:20 p.m.

**Approved and reviewed by:**

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*The Community that Cares*

Jennifer Simmons, Planning Director

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Jason Greutz - Planning & Zoning Commission Chair



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#### **ROLL CALL**

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#### **APPROVAL OF AGENDA**

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Motion passed 5/0.

#### **APPROVAL OF MINUTES**

A motion to approve the minutes of the February 25, 2026, Regular Planning and Zoning Commission meeting was made by Commissioner Sapp and seconded by Commissioner Abel.

Motion passed 5/0.

**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**

A motion to approve the amendments to the 2021 Johnstown Area Comprehensive Plan was made by Commissioner Bailey and seconded by Commissioner Abel.

Motion passes 5/0.

#### **DEPARTMENTAL REPORT**

Director Simmons provided a brief report to the Commissioners.

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

The were no Commissioner Reports.

#### **ADJOURN**

The meeting was adjourned at 6:20 p.m.

**Approved and reviewed by:**

*The Community that Cares*

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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:** April 8, 2026

**Subject:** Cannon Car Wash Use by Special Review

**Action Proposed:** A recommendation of approval for the Use by Special Review for Case No. USR25-0004.

**Attachments:** 1. Site Development Plan for Cannon Car Wash

**Presented by:** JT Stewart, Senior Planner

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### **Background and History:**

The applicant has submitted concurrent applications for a site plan and the subject Use by Special Review (USR). The proposed location, Lot 11 within Ledge Rock Center Filing No 2 Replat A, is adjacent to Highway 60. The proposed development is on a 68,000 square foot lot within the Ledge Rock Center Planned Unit Development (PUD). It will have a 6,000 square foot drive-through car wash with vacuums, sidewalk, and landscaping. The PUD does not explicitly identify a car wash in the development plan. When PUD's are silent on a specific land use, staff then looks to the Town of Johnstown Land Use and Development Code for guidance. The code states that a car wash in a regional commercial area is a land use that requires a Use by Special Review (USR). In §17-2-7 of the Land Use Code, it states that a USR can provide flexibility for different uses within a zoning district. These uses are not generally appropriate throughout the district, but may be appropriate based on a case-specific review.

### **Information:**

The applicant has submitted concurrent applications for a site plan and the subject Use by Special Review (USR). Staff has reviewed the Review Criteria for a USR (§17-2-7). The criteria is followed by findings of fact:

Review Criteria. A use by special review shall be reviewed according to the following criteria:

1. All criteria for site development plan review in Section 17-2-5.B. are met, including any conditions or additional requirements identified in this code for the particular use.

Findings of fact: All criteria for site development plan review in Section 17-2-5.B. are met.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

Findings of fact: The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan of Medium Density/Intensity along the major corridor of HWY 60.

3. Compatibility with the area, and other allowed uses in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns and parking demands, intensity of buildings and activity on the site, and other potential impacts on adjacent property.

Findings of fact: The proposed use is compatible with the surrounding uses.

4. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence other uses in the area, potential future uses, and any changes in character occurring in the area.

Findings of fact: The long-range plans applicable to the site and surroundings will not be negatively impacted by this land use.

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or require periodic reporting or review of the permit.

Findings of fact: No limit to the duration of use is proposed.

6. The recommendations of professional staff or other technical reviews associated with the application.

Findings of fact: Staff has reviewed the application and the applicant has addressed all concerns.

7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.

Findings of fact: No additional site or use-specific conditions are recommended.

**Neighborhood Meeting:**

A required neighborhood meeting occurred on March 25, 2026 at the YMCA at 5PM. Staff attended the meeting. No one from the public was in attendance.

**Process:**

Staff will calendar this project for Town Council review and consideration after receiving a recommendation from the Planning & Zoning Commission.

**Recommended Action:**

Staff recommends approval of Cannon Car Wash Use by Special Review for Case No. USR25-0004.

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**For Approval:** I recommend that the Town Council approve the Use by Special Review for Case No. USR25-0004.

**For Denial:** I move to deny the Use by Special Review for Case No. USR25-0004 based on the following findings...

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**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NUMBER: 25-001  
 DATE: 9-29-2025

BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



REVISION DESCRIPTION

DATE: 9-29-2025  
 1st Submission for Review

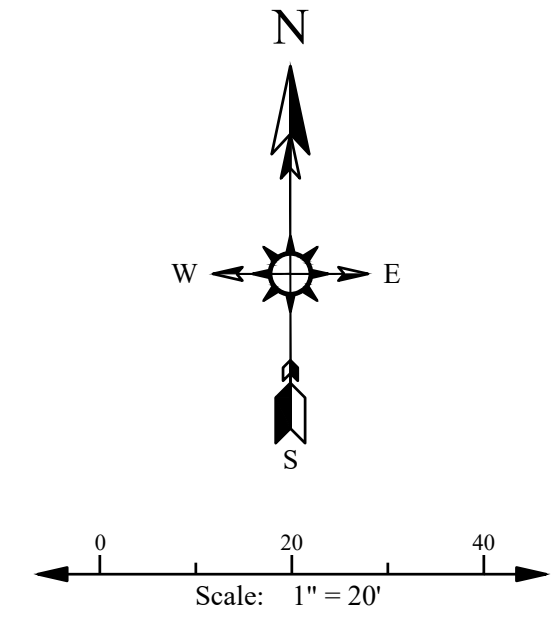
Cannon Express Carwash  
 Site Development Plan

Site Plan

Johnstown, CO

SHEET NUMBER

Sheet 3 of 12



**Legend**

Existing	Proposed
Property Line	Property Line
Easement	Easement
Setback	Setback
Flowline	Flowline
Fence	Fence
GAS	GAS
Potable Water	Potable Water
Fire Line	Fire Line
Sanitary Sewer	Sanitary Sewer
Storm	Storm
Electric	Electric
Fiber Optic	Fiber Optic
Pavement	Pavement
Concrete	Concrete
Number of Parking Spaces	Number of Parking Spaces

Land Use Summary		
LOT USE	COMMERCIAL (CAR WASH)	
ZONING	GENERAL	
LOT SIZE	68,424 Square Feet	100%
		<b>% OF TOTAL AREA</b>
BUILDING & TRASH ENCLOSURE	5,960 Square Feet	8.7%
SIDEWALK	4,125 Square Feet	6.0%
PARKING & DRIVE AREA	22,809 Square Feet	33.3%
EXISTING PRIVATE DRIVE	14,873 Square Feet	21.7%
LANDSCAPE AREA (TOTAL)	20,657 Square Feet	30.2%
REQUIRED LANDSCAPE AREA	17,106 Square Feet	25.0%
CAR WASH PARKING PROVIDED		
Required Parking Spaces (Maximum Number of Employees)	4	
Standard Spaces	4	
Vacuum Spaces	22	
ADA Spaces	1	
Bicycle	5	
UTILITY PROVIDERS		
SEWER SERVER PROVIDER	TOWN OF JOHNSTOWN	
WATER SERVICE PROVIDER	TOWN OF JOHNSTOWN	
ELECTRIC SERVICE PROVIDER	XCEL ENERGY	
GAS SERVICE PROVIDER	XCEL ENERGY	
PHONE SERVICE PROVIDER	CENTURY LINK	
CATV SERVICE PROVIDER	COMCAST	

