



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

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, April 22, 2026 at 6:00 PM**

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

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Approval of Regular Planning and Zoning Commission Meeting Minutes for April 8, 2026.

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. Carnation Use by Special Review
3. Planning and Zoning Commissioner Appointment
4. Vote to Determine Vice-Chair

Departmental Report

Commissioner Reports and Comments

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





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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

April 8, 2026, at 6:00 PM

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.

Commissioner Lingle was absent.

APPROVAL OF AGENDA

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

Motion passed 6/0.

APPROVAL OF MINUTES

A motion was made to approve of the minutes from March 11, 2026, regular Planning and Zoning Commission meeting by Commissioner Bailey 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

Commissioner Abel moved to approve Use by Special Review USR25-0004, Cannon Car Wash. The motion was seconded by Commissioner Morrell.

Motion passes 6/0.

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 6:28 p.m.

Approved and reviewed by:

The Community that Cares

Jennifer Simmons, Planning Director

Jason Greutz - Planning & Zoning Commission Chair



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Planning and Zoning Commission Agenda Communication

Agenda Date: April 22, 2026
Project Name: Carnation Use by Special Review

Project Type

Location

Applicant/Property Owner

Surrounding Property Zoning & Uses

North

East

South

West

Action Proposed: A recommendation of conditional approval for the Use by Special Review for Case No. USR25-0001

Attachments: 1. Carnation vicinity map
2. Carnation site plan

Presented by: JT Stewart, Senior Planner

Background and History:

Kerr McGee Oil & Gas Onshore LP (KMOG) plans to develop 10 oil and gas wells at the Carnation location, located north of County Road 16 and west of Colorado Blvd. The purpose of the wells is to produce hydrocarbons from underlying formations known to have commercial potential for the production of such substances.

A vicinity map is provided to assist with understanding the proposed location and

surrounding land uses. To the north is a dairy farm operation with a residence, located approximately 1,697 feet north of the proposed facility. To the immediate east, south, and west is agricultural land. There are no other residential houses within 2,000 feet of the proposed well location.

The applicant offered a pre-application community meeting. Town staff and other agencies attended this meeting on May 21, 2025, at 5:30pm at the Johnstown YMCA. Town of Johnstown Land Use and Development Code (§17-2-7) requires a neighborhood meeting, which occurred on February 19, 2026 at the YMCA and is explained further below.

The applicant has submitted all the necessary documents for the Kerr-McGee Oil & Gas Onshore LP's Use by Special Review (USR) Permit Application to drill wells within Johnstown's town limits. Please note that the application is still missing the approval permit from the Colorado Energy and Carbon Management Commission (ECMC) to drill. The applicant is planning for this hearing to occur later this spring. Once approved, the applicant will supply staff with proof of approval. This outstanding item is listed as a condition of approval.

Town Land Use Code (§17-5-2) cannot regulate where oil and gas facilities may be located, but rather states buildings and structures shall be setback from oil and gas facilities at least 250 feet. The state-level regulatory authority responsible for overseeing oil and gas development, ECMC, regulates where oil and gas facilities may be placed and the specific regulations pertaining to this development activity.

Information:

The applicant has submitted an application for Use by Special Review (USR). Staff has reviewed the Review Criteria for USR (§17-2-7). The criteria is followed by findings of fact:

Review Criteria for Use by Special Review (USR)

A USR shall be reviewed according to the following criteria in 17-2-7:

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 in Section 17-2-5.B. have been 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 proposed Carnation USR is consistent with the surrounding usage (agriculture and oil and gas facilities) and conducive to the long term Comprehensive Plan. The zoning of the property is Planned Unit Development (PUD), this was assigned when it was annexed in 2006. Neither the annexation agreement nor the Town of Johnstown (TOJ) Annexation Ordinance No. 2006-766 state that any additional PUD terms or PUD conditions were imposed on this land.

Therefore, the application is consistent with the intent of this PUD zoning.

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 Carnation well site is compatible with the surrounding area and will not have permanent, significant visible, audible, or traffic impacts.

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 permanently 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. It is important to note that the ECMC has specific measures to follow when a residence is located closer than 2,000 feet from a proposed well. These are referred to as Best Management Practices (BMPs). The burden is on the applicant to show the ECMC (at their State hearing later this spring) that they intend to implement these BMPs so that any perceived impacts are minimized to a safe level, deemed by the State of Colorado. Any remediation required by ECMC will be acceptable to the Town.

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

Findings of fact: The ECMC approval of the State application is a condition to meeting these criteria.

Neighborhood Meeting:

A required neighborhood meeting occurred on February 19, 2026 at the YMCA at 5PM. Staff attended the meeting. Between 3 and 5 people from the public attended, including the adjacent neighbor who owns and runs the Thompson River Dairy. Numerous KMOG representatives spoke to the neighbor about his concerns. This neighbor also talked at length with a community specialist from the ECMC

about perceived effects of the proposed USR on dairy cattle.

Process:

This project will go to Town Council review and consideration after receiving a recommendation from the Planning & Zoning Commission. The scheduled date for Town Council is May 4, 2026 at 7pm.

Recommended Action:

Staff recommends approval of Carnation Use by Special Review for Case No. USR25-0001 with one condition: the use will not be approved until proof of the State permit is provided to the Town.

Hwy 402 / WCR 54 / LCR 18

E County Road 18

E County Road 18

County Road 54

Carnation wellpad

Site access using existing access

25

30

Johnstown

County Road 52-1/4

Circle 52.25

WCR 52 / LCR 16

E County Road 16

County Road 52

Colorado Blvd / WCR 13 / LCR 1

36

31

Johnstown

CARNATION PAD - USE BY SPECIAL REVIEW

CARNATION PAD
 LOCATED IN THE NW1/4 SE1/4 SECTION 25, T5N, R68W
 TOWN OF JOHNSTOWN, LARIMER COUNTY, COLORADO

OWNER: JAMES D. HARDING
 (LARIMER COUNTY PARCEL
 I.D. 8525000003)
 ZONING: RR2

OWNER: ACRE FARMS LLLP
 (LARIMER COUNTY PARCEL
 I.D. 8525000010)
 ZONING: RR2

OWNER: ANADARKO E
 AND P ONSHORE LLC
 (LARIMER COUNTY
 PARCEL I.D. 8525000002)
 ZONING: RR2

CENTER 1/4 COR.
 SEC. 25, T5N, R68W
 FOUND 3 1/4" ALUM. CAP
 L.S. NO. 28650

CE. 1/16 COR.
 SEC. 25, T5N, R68W
 FOUND 2 1/2" ALUM. CAP
 P.L.S. NO. 32444

OWNER: 1897 LLC
 (LARIMER COUNTY
 PARCEL I.D. 8525305703)
 ZONING: RR2

OWNER: DWD
 INVESTMENT GROUP LLC
 (LARIMER COUNTY
 PARCEL I.D. 8525000004)
 ZONING: PLANNED UNIT
 DEVELOPMENT (PUD)

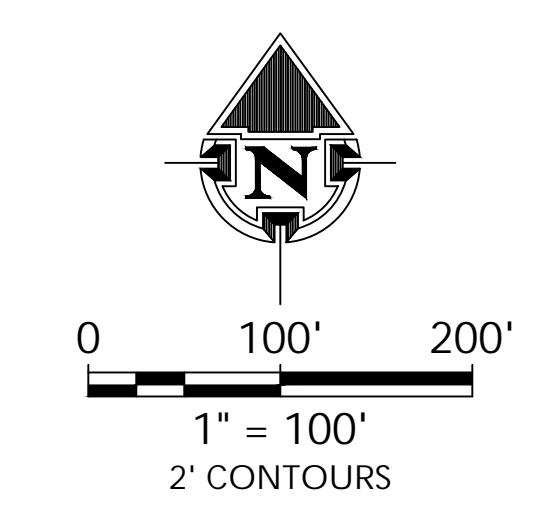
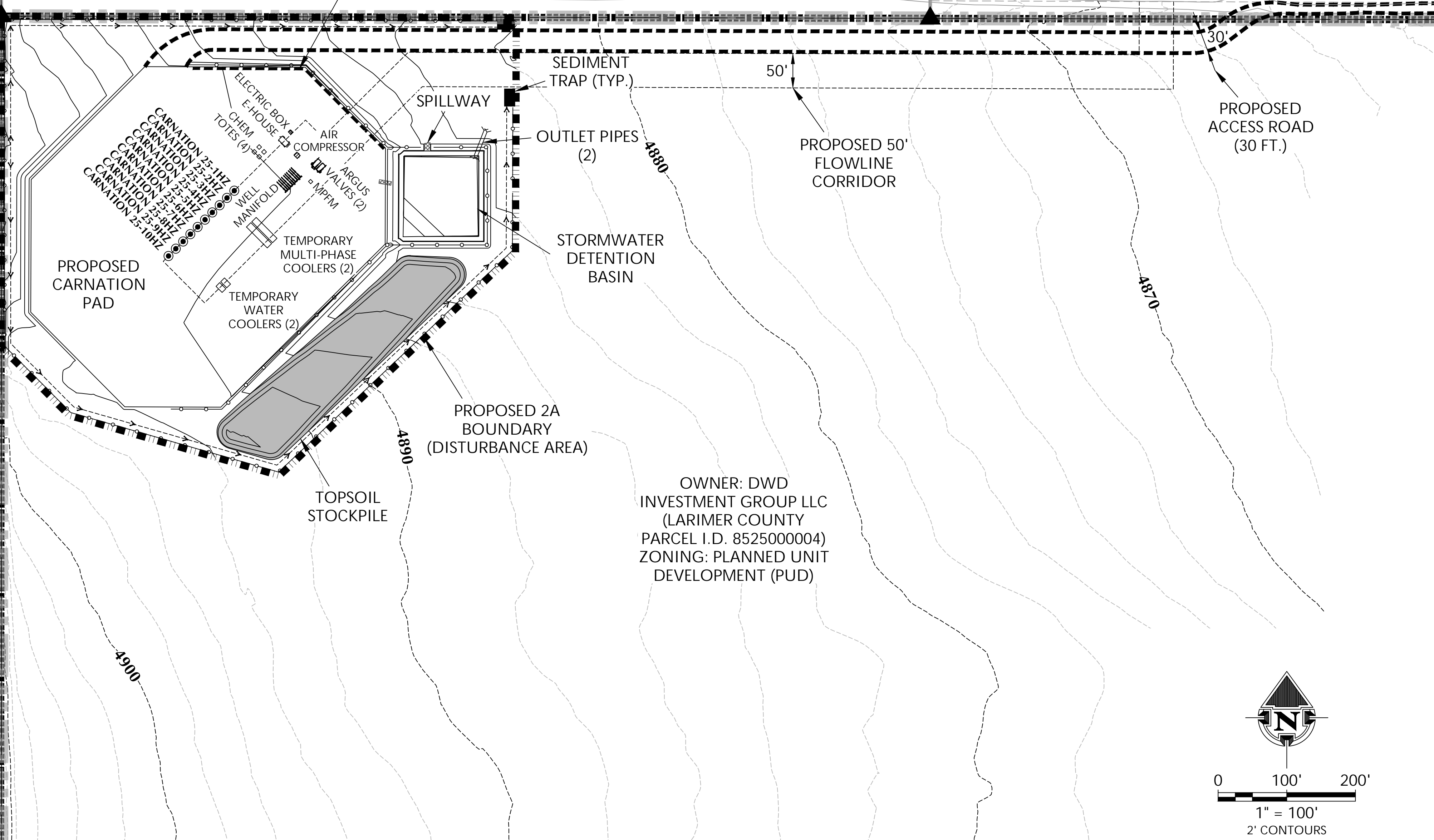
RYAN 23-25U (PA) ○

EXISTING JODSTER
 SOUTH 24-25HZ
 FACILITY PADS

JODSTER SOUTH 25-1HZ (PR)
 JODSTER SOUTH 25-2HZ (PR)
 JODSTER SOUTH 25-3HZ (PR)
 JODSTER SOUTH 25-4HZ (PR)
 JODSTER SOUTH 25-5HZ (PR)
 JODSTER SOUTH 25-6HZ (PR)
 JODSTER SOUTH 25-7HZ (PR)
 JODSTER SOUTH 25-8HZ (PR)
 JODSTER SOUTH 25-9HZ (SI)
 JODSTER SOUTH 25-10HZ (PR)
 JODSTER SOUTH 25-11HZ (PR)
 JODSTER SOUTH 25-12HZ (PR)

EXISTING
 BUILDINGS
 (HAY SHEDS)

SOUND
 MITIGATION
 WALL



LEGEND:	
-----	TOWN OF JOHNSTOWN LIMITS
○	EXISTING WELL LOCATION
○	PROPOSED WELL LOCATION
-----	PROPERTY LINE
-----	EXISTING PIPELINE
-----	ROAD PRIMITIVE
-----	EXISTING OVERHEAD POWERLINE
-----	DIVERSION DITCH
-----	BERM
-----	PROPOSED 2A BOUNDARY (DISTURBANCE AREA)
-----	EXISTING EASEMENT/ROW
-----	ROAD PROPOSED
-----	EXISTING RESIDENTIAL BUILDING UNIT
-----	EXISTING BUILDING
-----	SECTION CORNER
-----	EXISTING CONTOURS
-----	PROPOSED CONTOURS

GENERAL NOTES:
 • ORIGINAL DOCUMENT SIZE: 24" x 36"

DRAFT

609
 CONSULTING, LLC

LOVELAND OFFICE
 6706 North Franklin Avenue
 Loveland, Colorado 80538
 Phone 970-776-4331

SHERIDAN OFFICE
 1095 Saberton Avenue
 Sheridan, Wyoming 82801
 Phone 307-674-0609

Kerr-McGee Oil & Gas Onshore LP
 1099 18th Street
 Denver, Colorado 80202

CARNATION CONSTRUCTION DRILLING/COMPLETION PLAN			
SCALE:	1" = 100'	PAGE:	3 OF 4
SURVEY DATE:	3/12/25	DATE:	5/8/25
DRAFTED BY:	JAC	REVISED:	



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Planning and Zoning Commission Agenda Communication

Agenda Date: April 22, 2026

Project Name: Planning and Zoning Commissioner Appointment

Project Type

Location

**Applicant/Property
Owner**

**Surrounding
Property Zoning &
Uses**

North

East

South

West

Action Proposed: Recommendation of An Applicant for Appointment to the
Planning and Zoning Commission

Attachments: None

Presented by: Jennifer Simmons, Planning and Development Director

Background and History:

When a position on the Planning and Zoning Commission opens, the Commission interview citizens interested in serving on the Commission.

Information:

The Commission recently had one position open and held interviews to determine which citizen to recommend to Council for appointment to the Commission. One

more Commissioner has resigned, effective April 23. With this in mind, I'm recommending the Commission discuss recommending an applicant from the recent pool of candidates. A recommended applicant would be presented to Town Council in May. If the Commission is not able to choose an applicant from the recent pool of candidates, we will repost the position and request additional applicants.

Neighborhood Meeting:

N/A

Process:

N/A

Recommended Action:

I recommend the Commission recommend an existing applicant to serve on the Commission.



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Planning and Zoning Commission Agenda Communication

Agenda Date: April 22, 2026
Project Name: Vote to Determine Vice-Chair

Project Type

Location

Applicant/Property Owner

Surrounding Property Zoning & Uses

North

East

South

West

Action Proposed: Vote to Determine Vice-Chair

Attachments: None

Presented by: Jennifer Simmons, Planning and Development Director

Background and History:

With the current Vice-Chairman leaving the Commission, a new Vice-Chair needs to be selected.

Information:

The Commission will need to determine which Commissioner would like to serve as Vice-Chair for the Planning and Zoning Commission.

Neighborhood Meeting:

N/A

Process:

N/A

Recommended Action:

The Commission is able to make this decision on their own.
