

GRAND JUNCTION PLANNING COMMISSION
December 11, 2018 MINUTES
6:00 p.m. to 7:55 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece.

Those present were Planning Commissioners; Bill Wade, George Gatseos, and Kathy Deppe.

Also present were Community Development Department–Kathy Portner, (Community Services Manager), and David Thornton, (Principal Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 20 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the November 13, 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Wade moved to approve the minutes as corrected.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 4-0.

Chairman Reece made clear the purpose of the meeting and outlined the order of the public hearing.

***** INDIVIDUAL CONSIDERATION *****

2. Tiara Rado East Rezone FILE # CPA-2018-728 / RZN-2018-729

Consider a request to for a Comprehensive Plan Amendment to change the Future Land Use designation from Park to Residential Medium Low on 4.27 acres and rezone the property from CSR (Community Services and Recreation) to R-4 (Residential, 4 du/ac) zone district.

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|---------------------|---------------------------------------|
| <i>Action:</i> | Recommendation to City Council |
| Applicant: | City of Grand Junction - Rob Schoeber |
| Location: | 2064 S BROADWAY |
| Staff Presentation: | Kathy Portner |

Staff Presentation

Kathy Portner (Community Services Manager) stated that this request is to consider a request for a Comprehensive Plan Amendment to change the Future Land Use designation from Park to Residential Medium Low on 4.27 acres and rezone the property from CSR (Community Services and Recreation) to R-4 (Residential, 4 du/ac) zone district.

Ms. Portner continued with a PowerPoint presentation.

Public Comment

Chairman Reece opened the public hearing for public comment. Tom Abbot, Mike Anton, Dana Cooper, Darlene Homes, Bill Lintott, Mark Brown, Steve Voytilla, Jake Brown and Neil Sitko addressed concerns about the requested change.

Questions for Staff

Ms. Portner addressed concerns regarding density, access, infrastructure, sewer issues, golf paths, traffic analysis, potential of future rezoning, densities in the area, location of the existing lift station, event parking, and why the proposed density was chosen.

Commissioner Discussion

Commissioner Gatseos thought R-4 zoning was reasonable. Commissioner Deppe felt the density does not fit due to traffic. Commissioner Wade stated he was in favor of the Comprehensive Plan amendment but was concerned about the rezone even though it met one of the criteria. Chairman Reece felt the infrastructure was not in place for that density.

Ms. Beard stated that based on discussion, she would recommend that there are two motions, one for the Comprehensive Plan amendment and the other for the rezone.

Motion and Vote

Commissioner Wade moved to approve the Comprehensive Plan Amendment.

Commissioner Deppe seconded the motion. The motion failed by a vote of 2-2.

Motion and Vote

Commissioner Wade moved to rezone the property.

Commissioner Deppe seconded the motion. The motion failed by a vote of 0-4.

3. Zoning Code Amendments

FILE# ZCA-2018-734

Consider a request to amend various sections of the Zoning and Development Code regarding performance standards, accessory dwelling units, flag lots, loop lane setbacks,

architectural standards related to garage doors, rezoning and planned development.

Action: Recommendation to City Council
Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Kathy Portner

Staff Presentation

Kathy Portner (Community Services Manager) stated that this request is to amend various sections of the Zoning and Development Code regarding performance standards, accessory dwelling units, flag lots, loop lane setbacks, architectural standards related to garage doors, rezoning and planned development.

Ms. Portner continued with a PowerPoint presentation.

Questions for Staff

Ms. Portner answered questions about default standards vs default zone and how to determine what a lapsed zone should be. Ms. Beard added clarification about lapsed zones.

Public Comment

Chairman Reece. opened the public hearing for public comment. Ted Ciavonne expressed his concerns about the amendments specific to rezoning and planned development.

Commissioner Discussion

Commissioners Gatseos, Deppe, Wade and Chairman Reece all agreed that they would like to have a workshop to further discuss the rezoning and planned development amendments.

Motion and Vote

Commissioner Wade moved to approve the performance standards of the zoning districts, accessory dwelling units, flag lots and architectural standards related to garage doors.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 4-0.

Motion and Vote

Commissioner Wade moved to table the rezone criteria and the Planned Development criteria until the full Planning Commission has had a workshop to further discuss the proposed amendments.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 4-0.

Other Business

Mr. Thornton stated that since the fourth Tuesday is Christmas Day, the Planning Commission meeting is cancelled.

Adjournment

The meeting was adjourned at 7:55.