

GRAND JUNCTION PLANNING COMMISSION
February 12, 2019 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Bill Wade, George Gatseos, and Kathy Deppe, Keith Ehlers and Steve Tolle.

Also present were Community Development Department, Tamra Allen, Tom Dixon (Senior Planner), Andrew Gingerich (Associate Planner), Kristen Ashbeck (Senior Planner), and Scott Peterson (Senior Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 5 citizens in attendance during the meeting.

1. Minutes of Previous Meetings

The Planning Commission reviewed the meeting minutes from the January 22, 2019 meeting.

Vice Chairman Wade asked for a motion to approve the minutes. Commissioner Gatseos noted Commissioner Keith Ehlers needed to be added to those in attendance. Commissioner Gatseos moved to approve the minutes as corrected. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

2. Sugar Beet Building ROW/Easement Vacation FILE # VAC-2018-704

Consider a request to 1) vacate a four-foot portion of the public right-of-way, 2) vacate the existing 14-foot wide multi-purpose easement (MPE), and 3) dedicate a new multi-purpose easement with a minimum width of eight feet on the south side of the new right-of-way for properties at 1015 and 1101 Kimball Avenue.

Commissioners accepted two new exhibits, one from CenturyLink and the other the application form.

Staff Presentation

Senior Planner Tom Dixon presented the staff report showing pictures of the site and recommending approval based on the criteria within the Code.

Commissioner Ehlers asked a question regarding the cross section of a Local Road as well as the location of the multi purpose easement along Riverside Parkway.

Applicant Presentation

The Applicant's representative Lisa Cox with Vortex Engineering was present and did a brief presentation highlighting the request to vacating what they call surplus right-of-way.

Public Comment

No public comment was received.

Questions for Staff

No addition questions were asked of staff.

Commissioner Discussion

Commissioner Ehlers noted the atypical width was deferred to and decided by the Alternative Streets Committee. No further discussion was had.

Motion and Vote

Commissioner Gatseos made the following motion: Mister Vice Chairman, on the request to 1) vacate a four-foot portion of the public right-of-way, 2) vacate the 14-foot multi-purpose easement, and 3) create a new multi-purpose with a minimum width of eight feet on the south side of the new edge of right of way for Kimball Avenue starting from the easterly edge of the South 12th Street alignment and extending 1,177 feet to its westerly terminus point, as reviewed under case file VAC-2018-704, I move that the Planning Commission forward a recommendation of approval with the findings of fact in the staff report and the following condition: The existing 14-foot wide multi-purpose easement shall be eliminated and a new multi-purpose easement shall be dedicated from the new edge of Kimball Avenue southward for 8 feet. Commissioner Ehlers seconded the motion.

The motion passed by a vote of 5-0.

3. Amend 7th St Guidelines/Standards FILE# PLD-2019-14

Consider a request for an amendment to a Planning Development (PD) zone district concerning the North Seventh Street Historic Residential District Guidelines and Standards pertaining to vinyl fencing within the District

Staff Presentation

Senior Planner Kristen Ashbeck presented the request to prohibit vinyl fencing in the historic district, a PD. Ms. Ashbeck also represented the Historic Preservation Board who initiated the request on behalf of the Board and the City. She noted that a survey was sent originally to gauge property owner's support as well as public notice was mailed twice to all property owners within the PD, providing significantly more notice than is required by Code. Staff recommended approval of the request.

Questions for Staff

Commissioner Ehlers asked why it wasn't allowed for vinyl fencing in areas that were not visible. Ms. Ashbeck responded.

Public Comment

No public comment was received.

Commissioner Discussion

Commissioner Deppe stated support to not allow vinyl fencing because it was not a historical material. Commissioner Ehlers stated he supported this but was weary of stifling property rights. Commissioner Gatseos stated he thought the HPB included sufficient outreach to the neighborhood.

Motion and Vote

Commissioner Deppe made the following motion: Mister Vice Chairman, on the proposed amendment to the Planned Development (PD) ordinance for the North Seventh Street Historic Residential District regarding the use of vinyl fencing on properties within the District (PLD-2019-14), I move to recommend approval of the amended ordinance to City Council. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

4. 746 23 1/2 Road RV Resort Rezone FILE# RZN-2018-785

Consider a request by Western Slope Properties, LLC to Rezone two properties, 746 23 ½ Road and a contiguous unaddressed property to the north, totaling 20.2 acres, from M-U (Mixed Use) to C-2 (General Commercial).

Staff Presentation

Associate Planner Andrew Gingerich read the list of exhibits and made a presentation recommending approval of the rezone request.

Applicant Presentation

Lisa Cox from Vortex Engineering representing the Applicant presented on the request. Ms. Cox noted they concurred with Staff's recommendation and findings.

Questions to Staff

Commissioner Ehlers asked if the split diamond configuration that CDOT previously proposed at 24 Road would impact this site. Staff noted they could research this and provide information on this topic as part of the City Council staff report if the double diamond was still proposed.

Public Comment

No public comment was received.

Commissioner Discussion

No additional discussion was had.

Motion and Vote

Commissioner Deppe made the following motion, Mister Vice Chairman on the Rezone request RZN-2018-785, I move that the Planning Commission forward a recommendation of approval for the Rezone of the 20.2-acre properties located at 746 23 ½ Road and the unaddressed contiguous parcel to the north from the M-U (Mixed Use) zone district the C-2 (General Commercial) zone district, with the findings of fact listed in the staff report. Commissioner Gatseos seconded the motion.

The motion passed unanimously by a vote of 5-0.

5. Rehearing South Twenty Zone of Annexation FILE# ANX-2018-659

A rehearing to consider a request to zone approximately 19.76-acres from County RSF-R (Residential Single Family – Rural) to a City R-4 (Residential – 4 du/ac) and R-8 (Residential – 8 du/ac) for the South Twenty Annexation, located at 2335 H Road.

Staff Presentation

Senior Planner Scott Peterson presented this request, noting that this was a rehearing of this item that was remanded back to the Planning Commission by the City Council at their February 6th meeting.

Questions for Staff

Commissioner Deppe asked what the other surrounding properties would be zoned if they were annexed. Commissioner Ehlers asked what zone designation could be applied when a property is split by a future land use designation. Staff noted, the property owner has a choice and can choose either designation and be compatible with the Comprehensive Plan.

Applicant Presentation

Mandy Rush, part owner of the property and representing the Applicant noted that they worked with the neighboring property owners to try to find a balance between existing character of neighborhood and the Comprehensive Plan's higher density.

Public Comment

Kathy Tomkins property owner directly adjacent to the west of the subject property. She indicated the neighborhoods' preference for R-4 due to traffic, rural character and school enrollment.

Commissioner Discussion

Commissioner Ehlers stated he had previously misunderstood the ability for the Applicant to seek a zone category consistent with the land use designation that was not only on the property but also a designation that was adjacent to the property. He apologized for the delays to the project and his previous vote to not approve the rezone.

Commissioner Gatseos noted he has visited the site and observed that the area was changing and therefore was supportive of the rezone request.

Commissioner Deppe noted she thought the Applicant had worked well with the City to meet the intent of the Comprehensive Plan and find a compromise between the R-4 and higher density R-8 designation.

Commissioner Tolle thanked Ms. Rush for working with her neighbors and thought the zoning request was consistent with the Plan.

Commissioner Wade noted he was also in support of the request and concurred with the other Commissioner's comments.

Motion and Vote

Commissioner Ehlers made the following motion: Mister Vice Chairman, on the Zone of Annexation for the South Twenty Annexation to R-4 (Residential – 4 du/ac) & R-8 (Residential – 8 du/ac) zone district, file number ANX-2018-659, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. Commissioner Deppe seconded the motion.

The motion passed unanimously by a vote of 5-0.

Other Business

Adjournment

The meeting was adjourned at 7:50.