

GRAND JUNCTION PLANNING COMMISSION
May 28, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:05 pm by Vice Chairman Bill Wade.

Those present were Planning Commissioners; Chairman Bill Wade, George Gatseos, Ken Scissors and Sam Susuras.

Also present were Jamie Beard, (Assistant City Attorney), Tamra Allan, (Community Development Director), Jace Hochwalt, (Associate Planner) and Kristen Ashbeck (Principal Planner).

There were approximately 8 citizens in attendance during the meeting.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the April 23, 2019 meeting.

Commissioner Gatseos explained that on page 3 in the third paragraph the word “commenting” should be “competing” and that items 4, 6 and 7 did not have the commissioner who seconded the motion listed.

Vice Chair Wade asked for a motion to approve the minutes after corrections had been made. Commissioner Scissors moved to approve the minutes. Commissioner Susuras seconded the motion.

The motion passed unanimously.

2. Election of Officers

Vice Chairman Wade explained that the election will be held at the next meeting.

3. Harmony Subdivision Rezone

FILE# RZN-2019-175

Consider a request by Trilogy Properties, LLC to Rezone a 1.07-acre property from an R-1 zone district (Residential - 1 du/acre) to an R-2 zone district (Residential - 2 du/Acre) at 2595 Music Lane.

Staff Presentation

Jace Hochwalt gave a PowerPoint presentation on the Harmony Subdivision Rezone request. Mr. Hochwalt explained the Applicant is requesting a Rezone in anticipation of subdividing the property into two parcels. If a rezone is approved, the applicant intends to split the lot into two parcels, and construct a single family residence on each parcel.

The requested R-2 zone district is consistent with the Comprehensive Plan Future Land Use designation for the property of Residential Low (0.5 – 2.0 du/ac).

Applicants Presentation

Jeffrey Fleming, Colorado Land Advisor Ltd., stated he is representing the applicant. Mr. Fleming gave a brief presentation supporting the proposal.

Vice-Chair Wade asked what the neighbors said at the neighborhood meeting.

Mr. Fleming stated they were concerned about the fiscal impact of increased density.

Public Comment

Bob Leishman's, 627 Braemar Circle, stated he has lived there 38 years and is not going to support or oppose the proposal.

Jerry Bruck, 623 26 Road, asked if covenants were pursued and how that would affect other properties. Mr. Bruck asked about the egress for the irrigation water.

Applicants Rebuttal

Mr. Fleming stated they had talked early on about covenants, however, after speaking with staff it appeared there would be no need for the covenants and none are being proposed. Discussion continued regarding the irrigation water.

Commissioner Questions for Staff

Vice Chair Wade asked if a rezone can only be done once every 10 years. Ms. Beard stated that a property can apply to be rezoned at any time if it meets the criteria. Mr. Hochwalt explained that a property can only be subdivided once every 10 years.

Commissioner Gatseos asked for clarification of the location of Mr. Leishman's property.

Commissioner Discussion

Commissioner Gatseos, Susuras, Scissors, and Vice Chair Wade explained they were in favor of the rezone.

Motion and Vote

Commissioner Gatseos moved "Vice Chairman Wade, on the Rezone request RZN-2019-175, I move that the Planning Commission forward a recommendation of approval for the Rezone of 2595 Music Lane from an R-1 (Residential - 1 DU/acre) to R-2 (Residential - 2 DU/Acre) zone district with the findings of fact listed in the staff report."

Commissioner Susuras seconded.

The motion passed 4-0.

4. Legacy Gymnastics Rezone File# RZN-2019-199

Consider a request to rezone a property from I-2 (Heavy Industrial) to I-1 (Light Industrial) Located at 2285 River Road.

Staff Presentation

Kristen Ashbeck (Principal Planner) gave a PowerPoint presentation on the rezone request.

Applicants Presentation

Brian Bensley, Legacy Gymnastics (formerly Kidzplex), explained their desire to expand their programs and locate to a larger facility.

Commissioner Scissors asked if they can host bigger competitions with the new facility. Mr. Bensley stated they would be able to host even larger gymnastic events.

Public Comment

None

Commissioner Discussion

Commissioner Gatseos expressed support for the rezone.

Motion and Vote

Commissioner Gatseos moved "Vice Chairman, on the Rezone request to I-1 (Light Industrial) for the property located at 2285 River Road, City file number RZN-2019-199, 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 Susuras seconded.

The motion passed 4-0.

5. Zoning Code Amendments

File# ZCA-2019-237

Consider an ordinance amending section 21.04.030 (e), Recreational Campgrounds, and other related sections of the Grand Junction Municipal Code and make a recommendation to City Council.

Staff Presentation

Kristen Ashbeck (Principal Planner) gave a PowerPoint presentation on the proposed ordinance amending the campground sections of the Municipal Code.

Commissioner Scissors asked about the length of time a person could stay. Ms. Ashbeck stated that the owner operator will determine the length of time. Commissioner Scissors stated that he thought there should be limits. Commissioner Scissors asked if the campground owner wanted a snack bar, could it be open to the public. Ms. Ashbeck stated if they met the code and it was allowed in the zone, they could allow it to be open to the public.

Ms. Allan stated that they try to look at what is best for the community at large. Ms. Allan stated they try to stay up on current trends and modify the code to address them.

Commissioner Discussion

Commissioner Susuras stated he liked the changes that have been made since the workshop and he supports the proposed amendment. Commissioner Gatseos agreed with Commissioner Susuras and the staff and is in support of the ordinance.

Motion and Vote

Moved by Commissioner Susuras: "Vice Chairman, on the Zoning and Development Code Amendments, ZCA-2019-237, I move that the Planning Commission forward a recommendation of approval finding that the amendments accomplish an update to the Code that meets the desires of Staff to modernize the Code as well as provide improved guidance to development of campgrounds."

Commissioner Gatseos seconded.

The motion passed 4-0.

Item 6. Other Business

Ms. Allan gave an update of the meeting dates and workshop dates for June.

Adjournment

The meeting was adjourned at 7:38 PM