

**GRAND JUNCTION PLANNING COMMISSION
MARCH 26, 2013 MINUTES
6:00 p.m. to 6:06 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Ebe Eslami (Vice-Chairman), Gregory Williams, Jon Buschhorn, Loren Couch, Christian Reece and Steve Tolle. Commissioner Keith Leonard was absent.

In attendance, representing the City's Public Works and Planning Department - Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner) and Bret Guillory (Utility Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were no interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the January 8 and February 12, 2013 Regular Meetings.

2. Floodplain Ordinance Amendment – Zoning Code Amendment

Forward a recommendation to City Council of an amendment to Section 21.07.010 Flood Damage Prevention and Section 21.10.020 Terms Defined of the Zoning and Development Code (Title 21, GJMC).

FILE #: ZCA-2013-107

PETITIONER: Bret Guillory – City of Grand Junction

LOCATION: Citywide

STAFF: Bret Guillory

3. 1941 Palisade Street Rezone – Rezone

Forward a recommendation to City Council on a request to rezone .243 acres from R-8 (Residential 8 du/ac) to R-12 (Residential 12 du/ac) zone district to allow an additional dwelling unit.

FILE #: RZN-2013-77

APPLICANT: Rhonda Christensen

LOCATION: 1941 Palisade Street

STAFF: Lori Bowers

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Jamie Beard, Assistant City Attorney, noted one correction to the proposed changes with regard to Section 21.07.010(d)(6), which was part of the Floodplain Ordinance. She read into the record the corrected amendment as follows:

21.07.010(d)(6)

(6) Specific Standards for Properties Removed From the Floodplain by Fill. A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), with a lowest floor elevation placed below the Base Flood Elevation with one foot of freeboard that existed prior to the placement of fill.

She apologized for the typographical error and confirmed that the proposed ordinance included with the staff report showed correctly. After further discussion, there were no objections or revisions received from the audience on the Consent Agenda. Chairman Wall confirmed that the Planning Commissioners were okay with the correction made with regard to Item No. 2.

MOTION: (Commissioner Reece) “Mr. Chairman, I would like to move that we approve the Consent Agenda noting that minor adjustment with the typographical error as read.”

Commissioner Buschhorn seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:06 p.m.