

GRAND JUNCTION PLANNING COMMISSION
September 24, 2019 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chairman Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, Sam Susuras and Andrew Teske.

Also present were Greg Caton (City Manager), Trent Prall (Public Works Director), Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Senta Costello (Associate Planner), and Jace Hochwalt, (Associate Planner).

There were approximately 55 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the August 27, 2019 meeting.

Commissioner Susuras moved to approve the minutes as written. Commissioner Wade seconded the motion.

The motion carried unanimously by a vote of 7-0.

2. Impact Fees Text Amendment

File # ZCA-2019-516

Consider a request by the City of Grand Junction to Amend Multiple Sections of the Zoning and Development Code Regarding Traffic Capacity Payments, Parks and Recreation Impact Fees and Adoption of New Impact Fees for Police, Fire and Municipal Facilities.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and gave a presentation regarding the request.

Questions for Staff

There was discussion regarding the TischlerBise Impact Fee Study, the proposed implementation schedule, rate of economic development, fee structures, fiscal responsibility, and level of service.

Public Comment

The public hearing was opened at 6:49pm

The following spoke against the request:

Kevin Bray, Diane Schwenke (GJ Chamber of Commerce), Rebekah Scarrow (Grand Junction Area Realtors Association), Shawna Grieger (Western Colorado Contractor's Association), Kelly Maves (Coldwell Banker Distinctive Properties), Nina Anderson (Express Employment), Jorge Pentoja (Western Colorado Latino Chamber of Commerce), Virginia Brown (Berkshire Hathaway Homeservice Western Colorado Properties), Sonia Gutierrez (Western Colorado Latino Chamber of Commerce), Constance Tremblay (Berkshire Hathaway Homeservice Western Colorado Properties), Don Pettygrove (DGP Engineering), Merritt Sixbey, Aaron Young, Steve Voytilla, Ron Abeloe, Jennifer Hudson, and Bob Puckett.

The following spoke in support of the request:

Abram Herman, Scott Beilfuss, and Eric Braa.

There was discussion regarding the Stakeholder sponsored comparison study, the Western Colorado Contractor's Association, rising construction costs, the housing market, buyers of new construction in the area, and the City redevelopment area.

Planning Commission took a break at 8:05pm.

The meeting resumed at 8:14pm.

There was discussion regarding the proposal.

The public hearing was closed at 8:33pm.

Questions for Staff

There was discussion regarding the implementation schedule of the proposed impact fees, the estimated revenue from the proposed impact fees, and timeline.

Discussion

Commissioners Susuras, Deppe, Gatseos, Reece, Ehlers, Wade, and Teske made comments regarding the proposal.

Motion and Vote

Commissioner Wade made the following motion:

“Madam Chairman, on the request to consider a Group of Actions Including

1. Amend Ordinance 3641 the Growth and Development Related Street Policy. The policy included in this ordinance is largely redundant or contradictory to the Zoning and Development Code regarding same; and

2. Adopt Ordinance _____, amending multiple sections of the zoning and development code to update transportation and parks and recreation impact fees and to adopt new impact fees for Fire, Police, and Municipal Facilities and requiring development to construct street safety improvements related to the direct impacts of a development.

I move that the Planning Commission forward a recommendation of approval, with the findings of fact as listed in the staff report.”

Commissioner Teske seconded the motion.

Commissioners Ehlers, Gatseos, Reece and Teske made direct verbal recommendations to City Council regarding the proposed ordinance.

The motion failed 6-1 with Commissioners Gatseos, Wade, Reece, Teske, Susuras and Deppe voting NO.

Planning Commission took a break at 9:28pm.

The meeting resumed at 9:34pm.

3. Ciara’s Café & Cantina CUP **File # CUP-2019-489**

Consider a request by P&L Entertainment, LLC for a Conditional Use Permit (CUP) for the property located 701 Main Street to allow for a bar/nightclub use.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced all exhibits into the record and gave a presentation regarding the request and stated that because the Applicant anticipates to utilize the outdoor seating area that sits partially in the right-of-way, a “permitted lease” from the Downtown Development Authority will be required and is listed as a condition of approval.

Applicant's Presentation

The applicant, Paul Romero representing P&L Entertainment LLC, was present and made a comment in support of the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the use of the public right-of-way.

Public Comment

The public hearing was opened at 9:47pm

Aaron Young and Eric Braa made statements in opposition of the request.

The Applicant, Paul Romero, responded to public comment.

The Applicant was asked about planned hours of operation and the proposed layout of the establishment.

The public hearing was closed at 9:55pm.

Questions for Staff

Chairman Reece asked Staff a question about hours of operation provided in the Staff report.

Motion and Vote

Commissioner Deppe made the following motion, "Madam Chairman, on the application for a Conditional Use Permit for Ciara's Café and Cantina located at 701 Main Street, CUP-2019-489, I move that the Planning Commission recommend conditional approval with the findings of fact and conditions as listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried unanimously by a vote of 7-0.

4. Adams II Annexation **File # ANX-2019-384**

Consider a request by Paul Adams to zone 1.99 acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (Residential – 8 du/ac) for the Adams II Annexation located at 216 27 ½ Road.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and gave a presentation regarding the request.

Applicant’s Presentation

The Applicant, Paul Adams, was present and did not wish to make additional comments.

Public Comment

The public hearing was opened at 10:39pm.

There were no public comments.

The public hearing was closed at 10:39pm.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the Zone of Annexation for the Adams II Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2019-384, 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 Teske seconded the motion. The motion carried unanimously by a vote of 7-0.

5. Zona’s Annexation File # ANX-2019-408

Consider a request by Roy and Marilyn Anderson to zone 1.82 acres from County RSF-R (Residential Single Family 5ac/du) to a City C-1 (Light Commercial) for Zona’s Annexation located at 408 29 Road.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and gave a presentation regarding the annexation request.

Applicant’s Presentation

The Applicant was not present.

Public Comment

The public hearing was opened at 10:02pm

There were no public comments.

The public hearing was closed at 10:02pm

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Madam Chairman, on the Zone of Annexation for Zona’s Annexation to C-1 (Light Commercial) zone district, file number ANX-2019-408, 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. The motion carried unanimously by a vote of 7-0.

6. CMU Alley Vacation **File # VAC-2019-444**

Consider a request by Colorado Mesa University (CMU) on behalf of the property owner, Johnny Jr. and Colleen Martin, to vacate a portion of the East-West Alley right-of-way (2,348 square feet) on the south side of the property located at 845 Orchard Avenue.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and gave a presentation regarding the request and noted that Staff recommends approval with the three conditions pertaining to finalizing the sale of the property and recording the vacation ordinance.

Applicant’s Presentation

Derek Wagner, representing Colorado Mesa University, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 10:25pm

Eric Braa, property owner at 839 Orchard Avenue, had questions regarding the request and the proposed sanitation and parking abilities of surrounding properties.

There was discussion about Mr. Braa’s concerns.

The public hearing closed at 10:32pm.

Questions for Staff

There was discussion about adequate sanitation availability and the estimated timeline for the development of Colorado Mesa University’s track.

Motion and Vote

Commissioner Gatseos made the following motion, “Madam Chairman, on the Colorado Mesa University Vacation of Alley Right-of-Way located at the east-west alley along the south side of the property at 845 Orchard Avenue, City File VAC-2019-444, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Susuras seconded the motion. The motion carried unanimously by a vote of 7-0.

7. Fire Station No. 4 Cell Tower

File # CUP-2019-224

Consider a request by SSC representing Verizon Wireless, for a Conditional Use Permit (CUP) for a Concealed Telecommunication Facility (Cell Tower) in a Residential – 4 du/ac (R-4) zone district on 2.69862 acres at 2884 B ½ Road.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and gave a presentation regarding the request.

Applicant’s Presentation

The Applicant, Charmaine Dregalla representing SSC on behalf of Verizon Wireless, was present and made a comment in support of the request.

Public Comment

The public hearing was opened at 10:17pm.

There were no public comments.

The public hearing was closed at 10:17pm.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the request to approve a Conditional Use Permit (CUP) for an 82 ft. tall concealed telecommunication tower facility on 2.7 acres as presented in file CUP-2019-224, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.”

Commissioner Susuras seconded the motion. The motion carried unanimously by a vote of 7-0.

8. Other Business

There was discussion regarding upcoming Planning Commission meeting dates.

Commissioner Wade asked to discuss the implementation of a consent agenda at the October 3rd workshop.

9. Adjournment

The meeting was adjourned at 10:41pm.