

GRAND JUNCTION PLANNING COMMISSION
October 8, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00pm by Commissioner Keith Ehlers.

Those present were Planning Commissioners; Keith Ehlers, George Gatseos, Kathy Deppe, Andrew Teske and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Senta Costello (Associate Planner), and Lance Gloss (Associate Planner).

There were approximately 110 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the September 24, 2019 meeting.

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

The motion carried unanimously 5-0.

2. Karis Affordable Housing Project File # APL-2019-460

Appeal of the Director's Conditional Approval Decision of a Site Plan Review ("Application") for Karis Apartments, located at 3205 N. 12th Street, Grand Junction, Colorado.

Commissioner Teske recused himself from the vote.

Staff Presentation

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

Questions for Staff

There were questions for staff regarding access to 12th Street, the tenants in the proposed project, the Code and the responsibility of the Director when making decisions, and the difference between "group housing" and the multi-family development.

Commissioners Ehlers, Gatseos and Deppe made comments regarding appeal.

There was a discussion regarding the purpose of the appeal and what criteria the Commissioners should use to make their decision.

Motion and Vote

Section 21.02.210 (c) (2) of the Code states: "The appellate body shall affirm, reverse or remand the decision. In reversing or remanding a decision, the appellate body shall state the rationale for its decision. An affirmative vote of four (4) members of the appellate body shall be required to reverse the Director's action.

Commissioner Gatseos made the following motion: "Mister Chairman, I move the appellate body affirm (agree with) the Director's decision." Jamie Beard, Assistant City Attorney, advised Commissioner Gatseos to instead start a motion with the request of the Decision that the Director be overturned (i.e. approve or not approve the request of the appellant). Commissioner Gatseos withdrew his motion.

Commissioner Gatseos stated he affirms the Directors decision and made the following motion, "The appellate shall reverse the Director's decision." Ms. Beard referred to the motion written in the Staff report. Commissioner Gatseos revised his motion to the following, "I move the Planning Commission affirm the conditional approval of the Karis Apartments development, located at 3205 N. 12th Street." Commissioner Gatseos seconded the motion." Commissioner Ehlers seconded the motion.

A roll call vote was called: Commissioner Deppe: No, Commissioner Ehlers, Aye, Commissioner Gatseos, Aye, Commissioner Susuras, No. The motion failed 2-2.

Commissioner Deppe made the following motion: "Mister Chairman, I move the Planning Commission remand the conditional approval of the Karis Apartments development, located at 3205 N. 12th Street," based on Criteria 1: Was inconsistent with the Zoning & Development Code of the City of Grand Junction or other applicable law and stated leniency being granted to the Director and this project. Commissioner Susuras seconded the motion.

There was discussion on alternative parking plans as stated in the Zoning and Development Code and on the Conditional Approval of the parking based on the idea of the building eventually developing into another use. Ms. Allen provided insight on how the recording memorandum would come to use in the future.

A roll call vote was called: Commissioner Deppe: Aye, Commissioner Ehlers, No, Commissioner Gatseos, No, Commissioner Susuras, Aye. The motion failed 2-2.

Commissioner Ehlers made the following motion, "I move the Planning Commission reverse the conditional approval of the Karis Apartments development, located at 3205 N. 12th Street." Commissioner Susuras seconded the motion.

A roll call vote was called: Commissioner Deppe: Aye, Commissioner Ehlers, No, Commissioner Gatseos, No, Commissioner Susuras, Aye. The motion failed 2-2.

Commissioner Ehlers called for a break at 7:11pm.

The meeting resumed at 7:23pm.

3. **DDA 2019 Plan of Development** **File # CPA-2019-496**

Consider a request by Downtown Development Authority of Grand Junction, Colorado (DDA) to repeal and replace the existing 1981 DDA Plan of Development with the 2019 DDA Plan of Development entitled "Vibrant Together."

Staff Presentation

Lance Gloss, Associate Planner, introduced all exhibits into the record and gave a presentation regarding the request.

Applicant's Presentation

Brandon Stam, Downtown Development Authority Director, presented a video and a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the longevity of the plan.

Public Comment

The public hearing was opened at 7:57pm

The following made comments in favor of the request: Bruce Benge (Benge Shoes), Sarah Meredith-Dishong (Atomic Framing), Megan Alfaro (Colorado Baby), and Rob Von Gogh (ShadeTree on Main Street).

The public hearing was closed at 8:07pm.

Discussion

Commissioners Susuras, Gatseos, Deppe, Teske, and Ehlers made comments in favor of the request.

Motion and Vote

Commissioner Susuras made the following motion, “Mister Chairman, I move that the Planning Commission approve the request by Downtown Development Authority of Grand Junction, Colorado (DDA) to adopt the 2019 DDA Plan of Development entitled “Vibrant Together” and forward to City Council for their review.”

Commissioner Deppe seconded the motion. The motion carried unanimously 5-0.

4. Zoning Code Amendments File # ZCA-2019-421

Consider a request by the City of Grand Junction to amend various sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25), and Transportation Engineering Design Standards (Title 29) to clarify administrative procedures, remove inconsistencies and modify bulk standards.

Staff Presentation

Senta Costello, Associate Planner, gave a presentation regarding the request.

Questions for Staff

Commissioner Ehlers and Deppe asked questions regarding the proposed B-2 First Floor Minimum Height standard and the proposed R-5 rear-yard setback.

Discussion

There was discussion regarding the proposed R-5 rear-yard setback.

Commissioner Ehlers made a statement regarding the differentiation of multi-family and single-family setbacks in R-5 and above zone districts.

Public Comment

The public hearing was opened at 8:54pm.

There were no public comments.

The public hearing was closed at 8:55pm.

Discussion

Commissioner Gatseos and Susuras made comments in favor of the request.

Motion and Vote

Commissioner Teske made the following motion, “Mister Chairman, on the Zoning and Development Code Amendments, ZCA-2019-421, I move that the Planning Commission forward a recommendation of approval finding that the amendments as recommended

by staff as well as change the R-5 rear yard setback from 25-feet to 15-feet, work to eliminate inconsistencies within the code, provide necessary clarification for the administration of the code, eliminate unnecessary regulations and modify standards to provide regulations that assist in logical and orderly development.”

Commissioner Susuras seconded the motion. The motion carried 4-1 with Commissioner Deppe voting NO.

5. Other Business

Reminder of workshop Thursday, October 17, 2019 and Planning Commission hearing Tuesday, October 22, 2019.

6. Adjournment

The meeting was adjourned at 9:01pm.