

GRAND JUNCTION PLANNING COMMISSION
February 11, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:01pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chair Bill Wade, George Gatseos, Keith Ehlers, Sam Susuras, and Ken Scissors.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Landon Hawes (Senior Planner), and Lance Gloss (Associate Planner).

There were approximately 5 citizens in the audience.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda items #1-2. Commissioner Wade seconded the motion. Motion carried unanimously 6-0.

1. Approval of Minutes

- a. Minutes of the January 28, 2020 Regular Meeting.

2. Fountain Hills Drainage Easement Vacation **File # VAC-2019-702**

Consider a request by Hilltop Health Services to vacate the drainage and irrigation easements on Lot 1 of the Fountain Hills subdivision as dedicated to the City of Grand Junction ("City") on the subdivision plat for property located at 3425 Cliff Court.

REGULAR AGENDA

1. Mesa County Detention Facility – Conditional Use Permit **File # CUP-2019-573**

Consider a request by the County of Mesa, Colorado for an amendment to an existing Special Use Permit (SUP)/New Conditional Use Permit (CUP) for the expansion of the Mesa County Detention Facility, a detention facility use, on 10.84 acres in a B-2 (Downtown Business) zone district and in the Greater Downtown Central Business District Overlay zone district, located at 215 Rice Street.

Staff Presentation

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

Questions for Staff

Commissioner Gatseos asked Staff a question regarding which pods would be included in the approval.

Applicant's Presentation

The architect for the project, Peter Icenogle of Blythe Group, was present and gave a presentation regarding the request.

Questions for Staff

Commissioner Wade asked the Applicant a question about space for the inmates.

Public Comment

The public hearing was opened at 6:29pm.

None.

The public hearing was closed at 6:29pm.

Discussion

Commissioners Ehlers, Reece, Wade, Gatseos, and Susuras made comments in support of the request.

Motion and Vote

Commissioner Scissors made the following motion, "Madam Chairman, on the application for an amendment to a Special Use Permit for the property located at 215 Rice Street, CUP-2019-573, I move that the Planning Commission approve the amendment, recognizing it as a Conditional Use Permit as consistent with adopted City Code process and compliance with said criteria, with the findings of fact as listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-0.

2. Code Text Amendment – Mobile Food Vending **File # ZCA-2019-620**

Consider a request by the City of Grand Junction to amend the Grand Junction Municipal Code Title 21 Zoning and Development Code to provide for the regulation of Mobile Food Vendors, commonly referred to as Food Trucks.

Staff Presentation

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

Questions for Staff

Commissioner Reece asked a question regarding Planned Developments (PD) and the allowed uses in the zone district.

Commissioner Wade asked a question regarding special event permits.

Commissioner Gatseos asked a question regarding the outreach the department. Mr. Gloss gave a brief overview of a workshop held at the business incubator that had various attendees.

Commissioner Scissors asked a question regarding the outreach specifically regarding any objections or concerns. Mr. Gloss stated that feedback was incorporated into the conclusions staff has presented.

Commissioner Susuras asked a question regarding the Parks & Recreation Department's ability to select vendors for their Parks events. Mr. Gloss responded that these regulations will not impact P&R events and special event operations.

Public Comment

The public hearing was opened at 6:52pm.

None.

The public hearing was closed at 6:52pm.

Discussion

Commissioners Ehlers and Reece made comments in support of the request.

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the Zoning and Development Code Amendments, ZCA-2019-620, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-0.

3. Other Business

None.

4. Adjournment

The meeting was adjourned at 6:55 pm.