

GRAND JUNCTION PLANNING COMMISSION
February 25, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:12pm by Chairman Christian Reece.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Trent Prall (Public Works Director), Rick Dorris (Development Engineer), Jarrod Whelan (Development Engineer), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), and Jace Hochwalt (Associate Planner).

There were approximately 60 citizens in the audience.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda items #1-3. Commissioner Susuras seconded the motion. Motion carried unanimously 7-0.

1. Approval of Minutes

- a. Minutes of the February 11, 2020 Regular Meeting.

2. City Public Works Operations – Special Permit **File # SPT-2020-35**

Consider a request by the City of Grand Junction Public Works Department for a Special Permit to establish a materials storage and transfer site on a portion of a 74.83-acre parcel zoned CSR (Community Services and Recreation) located at 2620 Legacy Way.

3. Code Text Amendment – Seventh Street Historic District Regulations

File # ZCA-2019-716

Consider a request by the City of Grand Junction to amend Title 26.32 of the North Seventh Street Historic Residential District Guidelines and Standards regarding demolition of structures.

REGULAR AGENDA

1. Horizon Villas - Rezone **File # RZN-2019-714**

Consider a request by Larson Building Solutions to rezone 2.22-acres from PD (Planned Development) to R-8 (Residential 8 units per acre) located adjacent to Horizon Glen Drive at Horizon Drive.

Staff Presentation

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

Questions for Staff

There was discussion regarding traffic in the area and a proposed traffic impact study that has not been conducted.

Commissioner Reece asked a question regarding the neighborhood center zoning designation on the Comprehensive Plan Future Land Use Map. Mr. Peterson stated the applicable zone districts in the Neighborhood Center designation.

Applicant's Presentation

Ted Ciavonne, Ciavonne Roberts & Associates, representing Larson Building Solutions, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 6:37pm.

The following spoke in opposition of the request: David Hoffman, Lily Fitch, Bill Fitch, Joe Graham, Stephanie Graham, Kevin Triplett, and Susan Madison.

The public hearing was closed at 6:54pm.

Applicant's Response

Mr. Ciavonne provided a response to public comment.

Questions for Applicant

Commissioner Reece asked questions regarding potential drainage, wildlife, and wetlands issues.

Questions for Staff

Commissioner Reece asked a question regarding the Comprehensive Plan Future Land Use Map and the ability of a minor arterial to handle a certain capacity of traffic flow.

Commissioner Scissors asked a question regarding a density miscommunication between the public comments and the staff report.

Commissioner Reece asked a question regarding the review process (e.g. rezone versus a new outline development plan).

Discussion

Commissioner Wade made a comment regarding an additional exhibit presented to the Commission from Colorado Parks and Wildlife.

Commissioner Deppe made a comment in opposition of the request.

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

Commissioner Gatseos made a comment regarding lack of housing.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the Horizon Villas Rezone, a request to rezone to R-8 (Residential – 8 du/ac) for the property located at Horizon Glen Drive at Horizon Drive, City file number RZN-2019-714, 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 6-1.

2. Code Text Amendment – Horizon Drive Zoning Overlay File # ZCA-2019-717

Consider a request by the Horizon Drive Business Improvement District to add a Horizon Drive Zoning Overlay to the Zoning and Development Code at Title 27 of the Municipal Code.

Commissioner Reece recused herself from this item and left the auditorium.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant’s Presentation

The Applicant, Vara Kusal representing Horizon Drive BID, was present and did not make a comment regarding the request.

Public Comment

The public hearing was opened at 7:27pm.

None.

The public hearing was closed at 7:28pm.

Discussion

Commissioner Gatseos made a comment regarding the unanimous decision the Horizon Drive BID board made in support of this request.

Commissioner Scissors made a comment in support of the request and complimenting the Horizon Drive BID board.

Motion and Vote

Commissioner Deppe made the following motion, “Mister Vice-Chairman, on the Horizon Drive Zoning Overlay, City file number ZCA-2019-717, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

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

Planning Commission took a break at 7:30pm.

Planning Commission started back at 7:35pm.

3. Magnus Court Subdivision – Outline Development Plan

File # PLD-2019-374 and ANX-2019-137

Consider a request by CR Nevada Associates LLC, JLC Magnus LLC and Bonds LLC for a Zone of Annexation for two (2) properties and rezone of two (2) properties from R-E (Residential Estate) and R-2 (Residential – 2 Dwelling Units per acre). All properties are seeking a zone district of Planned Development with an associated Outline Development Plan (ODP) called Magnus Court to develop 74 single-family detached lots with an R-2 (Residential – 2 du/ac) default zone district. The properties combined are 69.67 acres and are generally located at the west end of Magus Court and include the property addressed as 2215 Magus Court #A.

Staff Presentation

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

Questions for Staff

There was discussion regarding the condition of approval, the trail system, and the application process.

Applicant's Presentation

The project's representative, Tedd Ciavonne, Ciavonne Roberts & Associates, was present and gave a presentation regarding the request.

Kari McDowell Schroeder, McDowell Engineering, was present and gave a presentation regarding the request and the Traffic Impact Study that was completed.

Questions for Applicant

Commissioner Reece asked about access to two units on the plan.

Commissioner Deppe asked a question about access and parking on the auto-courts.

Commissioner Ehlers asked a question regarding the methodology for the traffic impact study.

Public Comment

The public hearing was opened at 8:39pm.

The following spoke in opposition of the request: Sharon Sigrist, Naomi Rintoul, Dennis Guenther, Nuala Whitcomb, Lisa Lefever, Lori Carlston, Michael Petri, Susan Stanton, Lora Curry, Wayne Smith, Mike Mahoney, Richard Swingle, Lisa Smith, and Jay Thompson.

The public hearing was closed at 9:12pm.

Planning Commission took a break at 9:12pm.

Planning Commission started back at 9:19pm.

Applicant's Response

Mr. Ciavonne responded to public comment.

Questions for Applicant

There was discussion regarding public access and stormwater drainage.

Commissioner Deppe asked a question regarding the origin of the applicants and if the development would also include the build-out of the subdivision.

There was discussion about auto courts, fire department access, signage, how roads connect to major roads, and City requirements to remedy road destruction due to construction traffic.

Questions for Staff

Commissioner Gatseos asked a question regarding access into Reed Mesa Drive.

Commissioner Scissors asked a question regarding construction traffic.

Discussion

Commissioners Gatseos, Deppe, and Scissors made comments in opposition of the request.

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

Commissioner Wade made a comment regarding the request.

Motion and Vote

Commissioner Ehlers made the following motion, "Madam Chairman, on the Zone of Annexation and Rezones to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district and an Outline Development Plan to develop 74 single-family detached lots, file numbers ANX-2019-137 & PLD-2019-374, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact listed in the staff report. Condition #1 being that Lot No. 3, 43, 53, 55 and 68 shall meet minimum dimensions of Hillside Regulations as adopted by Code."

Commissioner Susuras seconded the motion. A roll call vote was called:

Commissioner Susuras YES
Commissioner Deppe NO
Commissioner Scissors NO
Commissioner Reece YES
Commissioner Wade NO
Commissioner Gatseos NO
Commissioner Ehlers YES

The motion failed 3-4.

4. **EcoGen – Conditional Use Permit**

File # CUP-2020-60

Consider a request by EcoGen Laboratories, LLC, for a Conditional Use Permit (CUP) to allow for a hazardous occupancy within an I-2 (General Industrial) zone district for the property located at 1101 3rd Avenue.

Commissioner Ehlers recused himself from this item and left the auditorium.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Reece asked a question regarding Condition No. 2 and the definition of Mitigation in Chapter 8.08.

Applicant's Presentation

The Applicant, Doug Watson, EcoGen Laboratories, LLC, was present and made a presentation regarding the request.

Public Comment

The public hearing was opened at 10:33pm.

None.

The public hearing was closed at 10:33pm.

Discussion

Commissioner Reece made a suggestion to modify the language in the motion to clarify Condition No. 2 to "...mitigation measures as approved by the City."

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the application for a Conditional Use Permit for EcoGen Laboratories, LLC located at 1101 3rd Avenue, CUP-2020-60, I move that the Planning Commission recommend conditional approval with the findings of fact and conditions as listed in the staff report as modified to read "Condition 2. If odors become a nuisance as identified in Chapter 8.08 of the Grand Junction Municipal Code, mitigation measures will be required as approved by the City of Grand Junction."” ****Planning Commission was the final decision-making body on this item****

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

5. Other Business

None.

6. Adjournment

The meeting was adjourned at 10:37pm.