

GRAND JUNCTION PLANNING COMMISSION
April 14, 2020 MINUTES
6:00 p.m.

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

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), Lance Gloss (Associate Planner), and Isabella Vaz (Planning Technician).

This meeting was conducted virtually and is available via livestream video.

REGULAR AGENDA

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the February 25, 2020 and the April 9, 2020 meeting.

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

The motion carried unanimously 7-0.

2. 27 ½ Road Right-of-Way Vacation **File # ZCA-2019-459**

Consider a request by Eddy at Grand JCT, LLC to Vacate a 25-foot-wide by 400 lineal foot Portion of the undeveloped 27 ½ Road Public Right-of-Way (ROW) abutting the eastern property line of the property located at approximately 347 27 ½ Road.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org

Questions for Staff

There was discussion regarding access to the Colorado River and pedestrian and utility easements.

Applicant's Presentation

The Applicant's representative, Ted Ciavonne, was virtually present in the meeting. Mr. Ciavonne did not supply a presentation but was available for questions.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

No public comment was received.

The public hearing was closed at 6:31 p.m. on April 14, 2020.

Discussion

Commissioner Ehlers asked for clarification regarding the pedestrian easements.

Ms. Jamie Beard suggested adding a second condition that with the vacation of the right-of-way, a pedestrian access easement is retained comparable to the pedestrian access easement that already exists on the abutting properties and comparable in size and location

Motion and Vote

Commissioner Wade made the following motion, "Madam Chair, on the request for right of way vacation for an approximate 25 foot by 400 lineal foot portion of the undeveloped 27 ½ Road abutting the eastern property line of that property located at 347 27 ½ Road, City file number VAC-2019-459, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Susuras seconded the motion. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Chairman Reece YES

The motion carried 7-0.

3. Pinnacle Ridge Extension Request SUB-2015-120; SUB-2017-273

Consider a request by Two R & D LLC, to extend for two additional years the approved Preliminary Plan and Filing 2 Plat for the Pinnacle Ridge Subdivision located East of Mariposa Drive near W. Ridges Blvd.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

There was discussion regarding the extension process as described in the Code and the timeline for this general type of request/project.

Applicant's Presentation

The Applicant's representative, Robert Jones II, Vortex Engineering, was virtually present in the meeting. Mr. Jones did not supply a presentation but was available for questions.

Questions for Applicant

Commissioner Wade asked a question regarding the applicant's intention to complete filings 1 and 2. Mr. Jones responded.

Commissioner Susuras asked a question regarding the reason for the projects being put on hold and if it has to do with the economic insecurity the pandemic has caused. Mr. Jones responded.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

Public comment was received from Mark Gardner, Mary Orn, and Bradley Brian. One additional comment that was received by Richard Wihera at 5:59 p.m. and was read into the record by Tamra Allen at 6:50 p.m.

Mr. Jones responded to the public comment that was received.

The public hearing was closed at 6:54 p.m. on April 14, 2020.

Questions for Applicant

None.

Questions for Staff

None.

Discussion

Commissioner Wade made a comment regarding the request.

Commissioners Gatseos made a comment regarding the request and asked Ms. Beard about a clause asking the developer report back in 12 months. Ms. Beard responded.

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

Ms. Allen clarified that the Planning Commission is the final decision maker on this item and it is not a recommendation to City Council.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the Pinnacle Ridge Subdivision request to amend the expiration dates of the approved Preliminary Plan and Filing 2 recording date, City file numbers SUB-2015-120 and SUB-2017-273, I move that the Planning Commission approve the requested two year extension for the Preliminary Plan until April 19, 2022 and a two year extension for Filing 2 until December 11, 2022."

Commissioner Susuras seconded the motion. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Commissioner Reece YES

The motion carried 7-0.

4. **Augustine Blue Rezone**

File # RZN-2020-110

Consider a Request by Kyle Berger and Mark Beckner to Rezone Three Properties of a Total of 10.86 acres Currently in R-1 (Residential - 1 du/ac), R-E (Residential - Estate), and R-R (Residential - Rural) Zone Districts to an R-2 (Residential - 2 du/ac) Zone District located at 2574 and 2576 Tahoe Drive and an Adjacent Unaddressed Property.

Commissioner Teske recused himself from this item.

Staff Presentation

Lance Gloss, Associate Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

Chairman Reece asked a question regarding access to the property.

Commissioner Wade asked a question regarding the business Rooted Gypsy.

Applicant's Presentation

The Applicant, Mark Beckner, did not submit a presentation but was present and available for questions.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

Public comment was received from Sandra Adcox. No additional comment was submitted.

The public hearing was closed at 7:17 p.m. on April 14, 2020.

Discussion

Commissioner Gatseos asked a question regarding the rezone criteria that have been met.

Commissioner Ehlers asked a question regarding the rezone application versus the subdivision application. Commissioner Ehlers made a comment on the administrative subdivision process.

Motion and Vote

Commissioner Scissors made the following motion, "Madam Chairman, on the Rezone request RZN-2019-585, I move that the Planning Commission forward a recommendation of approval for the rezone of three parcels at 2576 Tahoe Drive, 2574 Tahoe Drive, and an adjacent unaddressed parcel from a R-E (Residential – Estate), R-R (Residential – Rural), and R-1 (Residential – 1 du/ac) zone district to a R-2 (Residential, 2 du/ac) zone district, with the findings of fact listed in the staff report."

Commissioner Susuras seconded the motion. Chairman Reece called a roll call vote:

Commissioner Ehlers YES

Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Wade YES
Chairman Reece YES

The motion carried 6-0.

5. The Riverfront at Dos Rios Rezone to PD and ODP File # PLD-2020-121

Consider a request by the City of Grand Junction for a Rezone/Amendment to the Planned Development (PD) zone district and Outline Development Plan (ODP) for the Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

Commissioner Reece asked a question regarding the location's relationship to the railyard.

Commissioner Ehlers asked a question regarding the original plan.

Commissioner Reece asked a question regarding access.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

Public comment was received from Mary Morfin. No additional public comment was received.

The public hearing was closed at 7:29 p.m. on April 14, 2020.

Discussion

None.

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the Rezone and Amendment to Planned Development (PD) with a BP (Business Park) default zone district and an Outline Development Plan for a mixed use development known as the Riverfront at Dos Rios, file number PLD-2020-121, 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 Gatseos seconded the motion. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Commissioner Reece YES

The motion carried 7-0.

6. Goose Down Right-of-Way Vacation File # VAC-2020-51

Consider a request by Terry DeHerrera to Vacate an approximate 30-foot wide by 675-foot long portion of 29 5/8 Road abutting the Northeastern Property Line of the Property Located at 359 29 5/8 Road.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

Commissioner Scissors asked a question regarding Item 4 in the Analysis, especially as it pertains to the safety aspect and the public comments that were received.

Chairman Reece asked a question regarding the 30-foot right-of-way and the plans for it in the future.

Commissioner Gatseos asked a question about the access to 29 1/2 Road.

Applicant's Presentation

The Applicant's representative, Ted Ciavonne, was virtually present in the meeting. Mr. Ciavonne did not supply a presentation but was available for questions.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

Public comment was received from Mark Gardner, Ed Gardner, Bruce Queen, and Brianne Leota. No additional public comment was received.

The public hearing was closed at 7:43 p.m. on April 14, 2020.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Madam Chairman, on the request to Vacate an approximate 675 lineal foot portion of 29 5/8 Road, located at 359 29 5/8 Road, City file number VAC-2020-51, 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 Ehlers seconded the motion. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Commissioner Reece YES

The motion carried 7-0.

7. Zoning Code Amendment – Planned Developments File # ZCA-2020-121

Consider a Request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify and clarify provisions governing the Planned Development (PD) Zone District.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

None.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

Public comment was received by Ted Ciavonne.

The public hearing was closed at 7:50 p.m. on April 14, 2020.

Discussion

Chairman Reece and Commissioners Ehlers and Scissors stated their support for the proposed amendments

Motion and Vote

Commissioner Scissors made the following motion, "Madam Chair, on the Zoning and Development Code Amendments, ZCA-2020-121, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report."

Commissioner Wade seconded the motion. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Commissioner Reece YES

The motion carried 7-0.

8. Zoning Code Amendment – B-1 Setback Reduction File # ZCA-2020-172

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding setbacks in the B-1: Neighborhood Business Zone District.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

Chairman Reece stated that this is an item the Planning Commission has workshopped and reviewed for the past few weeks.

Public Comment

The public hearing was opened at 8 a.m. on Friday, April 10, 2020 via www.GJSpeaks.org and was available until the close of this public comment portion of the hearing. Option for public comment via voicemail was also available starting Friday, April 10, 2020 as described on the meeting notice as well as the agenda.

No public comment was received.

The public hearing was closed at 7:56 p.m. on April 14, 2020.

Discussion

None.

Motion and Vote

Commissioner Wade made the following motion, "Madam Chair, on the B-1 setback reduction, City file number ZCA-2020-172, 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. Chairman Reece took a roll call vote:

Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Commissioner Reece YES

The motion carried 7-0.

9. Other Business

None.

10. Adjournment

The meeting was adjourned at 8:00 p.m.