

GRAND JUNCTION PLANNING COMMISSION
April 28, 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, 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), 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 April 14, 2020 meeting.

Commissioner Wade moved to approve the minutes as presented. Commissioner Susuras seconded the motion. Chairman Reece took a roll call vote:

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

The motion carried unanimously 6-0.

2. Pear Park North Drainage Easement Vacation File # VAC-2020-99

Consider a request by the Applicants, McKee Homes and Construction LLC, et al Owners, to Vacate a Publicly Dedicated 30 foot wide Drainage Easement Located within Lots 1 through 11 and Tract F, Pear Park North Subdivision Filing 3 as granted to the City of Grand Junction within the original Tract C, Pear Park North Subdivision.

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 Teske asked a question regarding the area of the vacation.

Commissioner Reece asked a question regarding Grand Valley Drainage District.

Applicant's Presentation

The Applicant, Tom Logue, McKee Homes and Construction LLC, et al Owners, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 5 p.m. on Tuesday, April 21, 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 Tuesday, April 21, 2020 as described on the meeting notice as well as the agenda.

No public comment was received.

The public hearing was closed at 6:15 p.m. on April 28, 2020.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the Pear Park North and Pear Park North Filing 3 Subdivision Vacation of a publicly dedicated 30-foot wide Drainage Easement, Located within Lots 1 through 11 and Tract F, Pear Park North Subdivision Filing 3, City file number VAC-2020-99, 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 Wade seconded the motion. Chairman Reece took a roll call vote:

Commissioner Gatseos YES

Commissioner Scissors YES

Commissioner Susuras YES

Commissioner Teske YES

Commissioner Wade YES

Chairman Reece YES

The motion carried 6-0.

3. **Riverfront at Dos Rios Rights-of-Way and Easement Vacations File # VAC-2020-176**

Consider a request by the City of Grand Junction to Vacate Seven Portions of Public Right-of-Way and a Public Sewer Easement within the proposed Riverfront at Dos Rios Development.

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 Hearing

The public hearing was opened at 5 p.m. on Tuesday, April 21, 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 Tuesday, April 21, 2020 as described on the meeting notice as well as the agenda.

No public comment was received.

The public hearing was closed at 6:23 p.m. on April 28, 2020.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, “Madam Chairman, on the request to vacate seven segments and pieces of public right-of-way and a sewer easement within the proposed Riverfront at Dos Rios development, City file number VAC-2020-176, 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 Teske seconded the motion. Chairman Reece took a roll call vote:

Commissioner Gatseos YES

Commissioner Scissors YES

Commissioner Susuras YES

Commissioner Teske YES

Commissioner Wade YES

Chairman Reece YES

The motion carried 7-0.

4. Zoning Code Amendment – Roosters Prohibition on Small Properties

File # ZCA-2020-123

Consider a Request by the City of Grand Junction to Amend the Grand Junction Municipal Code Title 21 Zoning and Development Code Regarding the Keeping of Roosters.

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

Commissioner Susuras asked for clarification on roosters versus hens.

Commissioner Gatseos made a comment regarding the request.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, April 21, 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 Tuesday, April 21, 2020 as described on the meeting notice as well as the agenda.

Erin Chapman made a comment in favor of the request via GJSpeaks.

The public hearing was closed at 6:33 p.m. on April 28, 2020.

Discussion

Commissioner Wade made a comment regarding the request.

Motion and Vote

Commissioner Scissors made the following motion, “Madam Chairman, on the Zoning and Development Code Amendments, ZCA-2020-123. 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. Chairman Reece called a roll call vote:

Commissioner Gatseos YES

Commissioner Scissors YES

Commissioner Susuras YES
Commissioner Teske YES
Commissioner Wade YES
Chairman Reece YES

The motion carried 6-0.

5. Other Business

None.

6. Adjournment

Commissioner Wade motioned to adjourn the meeting. Commissioner Scissors seconded the motion. The meeting adjourned at 6:45 p.m.