

GRAND JUNCTION PLANNING COMMISSION
May 12, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:05 p.m. by Vice Chair Bill Wade.

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

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](#).

There were approximately 4 virtual meeting attendees and 6 comments made via GJSpeaks.

REGULAR AGENDA

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the April 28, 2020 meeting.

Commissioner Scissors moved to approve the minutes as presented. Commissioner Teske seconded the motion. Vice Chair Wade took a roll call vote:

Commissioner Teske YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Wade YES

The motion carried unanimously 4-0.

2. EVE II – Comprehensive Plan Amendment and Rezone

File # CPA-2020-194; CPA-2020-190 | [agenda item can be viewed at 05:20](#)

Consider a request by S2E Developments (CO), LLC for a Comprehensive Plan Amendment from a Commercial and Commercial/Industrial Future Land Use designation to a Downtown Mixed Use Future Land Use designation and a Rezone from C-2 (General Commercial) to R-24 (Residential – 24 du/ac) for a 5.26-acre parcel located at 630 South 7th Street.

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

None.

Applicant's Presentation

The Applicant, S2E Developments (CO), LLC, represented by Marissa Adelstein, was present and available to ask questions regarding the previously submitted presentation available at www.GJSpeaks.org.

Public Comment

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

Michael Bradney Higginbotham, Rick Nisley, Ray Rickard, Bruce Milyard, and Rich Rochette made comments in favor of the request.

The public hearing was closed at 6:23 p.m. on May 12, 2020.

Discussion

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

Motion and Vote

Commissioner Gatseos made the following motion, "Mister Chair, on the Comprehensive Plan Amendment request for the property located at 630 South 7th Street, City file number CPA-2020-194, and for the Rezone request for the same property located at 630 South 7th Street, City file number RZN-2020-190, 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 Teske seconded the motion. Vice Chair Wade took a roll call vote:

Commissioner Teske YES
Commissioner Gatseos YES
Commissioner Scissors YES
Commissioner Ehlers YES
Commissioner Wade YES

The motion carried 5-0.

3. **Mallard – Comprehensive Plan Amendment and Rezone**

File # RZN-2020-100; CPA-2020-101 | [agenda item can be viewed at 16:48](#)

Consider a request by Mallard View LLC, for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a rezone from R-E (Residential – Estate) to C-1 (Light Commercial) on a total of 17.84-acres located at 785 24 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 Gatseos asked questions regarding the decision making criteria and the traffic.

Commissioner Scissors asked a question regarding the suggested motion.

Commissioner Ehlers asked a question regarding maximum residential density in the C-1 zone district. Mr. Peterson noted this is 12-24 dwelling units per acre.

Commissioner Gatseos asked a question regarding surrounding zone districts.

Commissioner Scissors asked a question regarding the Applicant's presentation.

Applicant's Presentation

Lisa Cox, Vortex Engineering, made comments clarifying the request.

Questions for Applicant

Commissioner Wade asked a question regarding the concerns of public comment.

Commissioner Ehlers asked a question regarding the importance of maintaining the high density residential zone districts and inquired about split zoning.

Commissioner Gatseos asked a question about the mixed-use zone district.

Commissioner Teske asked a question regarding the option that Ms. Cox described earlier regarding ensuring residential development.

Public Hearing

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

Sarah S. Abraham left a comment in opposition of the request.

The public hearing was closed at 7:09 p.m. on May 12, 2020.

Questions for Staff

Commissioner Teske asked a question regarding the Code section that was referenced by the Applicant earlier 21.020.130(d)(v). Jamie Beard, Assistant City Attorney, answered the question regarding Comprehensive Plan amendments vs. Rezone approval time periods.

Commissioner Ehlers made a statement regarding the comprehensive plan designations, asked staff about a process to ensure residential zone density, and made a statement that he supports some level of commercial in this area.

Discussion

Commissioner Scissors stated he agreed with Commissioner Ehlers.

Commissioner Gatseos stated he is in favor of some type of hybrid that would allow commercial.

Commissioner Teske supported some level of commercial activity but noted the main bulk of the property is slated for high density residential use.

Commissioner Wade agreed with other Commissioners.

Motion and Vote

Commissioner Ehlers made the following motion, "Mister Chairman, on the Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a rezone from R-E (Residential – Estate) to C-1 (Light Commercial), City file numbers RZN-2020-100 & CPA-2020-10, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed as presented by the Applicant."

Commissioner Scissors seconded the motion. Vice Chair Wade took a roll call vote:

Commissioner Teske NO

Commissioner Gatseos NO
Commissioner Ehlers NO
Commissioner Scissors NO
Commissioner Wade NO

The motion failed 0-5.

4. **Zoning Code Amendment – Neighborhood Meetings** **File # ZCA-2020-173 |**
[agenda item can be viewed at 01:22:07](#)

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding requirements for Neighborhood Meetings.

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 Scissors asked a question regarding the continuous phases and filings section and the time limit required.

Commissioner Ehlers asked a question regarding public participation.

Public Hearing

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

No public comment was received.

The public hearing was closed at 7:41 p.m. on May 12, 2020.

Discussion

None.

Motion and Vote

Commissioner Scissors made the following motion, “Mister Chair, on the Zoning and Development Code Amendments, ZCA-2020-173, 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 Teske seconded the motion. Vice Chair Wade called a roll call vote:

Commissioner Teske YES
Commissioner Scissors YES
Commissioner Ehlers YES
Commissioner Gatseos YES
Commissioner Wade YES

The motion carried 5-0.

5. Other Business

None.

6. Adjournment

Commissioner Gatseos motioned to adjourn the meeting. Commissioner Teske seconded the motion. Vice Chair Wade took a roll call vote:

Commissioner Teske YES
Commissioner Scissors YES
Commissioner Gatseos YES
Commissioner Ehlers YES
Commissioner Wade YES

The meeting adjourned at 7:45 p.m.