

GRAND JUNCTION PLANNING COMMISSION
July 28, 2020 MINUTES
6:00 p.m.

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

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Senta Costello (Associate Planner), and Jace Hochwalt (Associate Planner).

There were approximately 24 members of the public in attendance.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda Items #1-2. Commissioner Wade seconded the motion. The motion carried 6-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the June 23, 2020 meeting.

2. 2nd Addition to O’nan Subdivision Right-of-Way and Public Easement Vacations
File #VAC-2020-184; VAC-2020-186

Consider a request by the Church of Jesus Christ of Latter Day Saints to Vacate the platted Public Right-of-Way of West Cliff Drive and Public Easements (Utility & Irrigation) as identified on the 2nd Addition to O’Nan Subdivision Located by Horizon Drive, N. 12th Street, Midway Avenue & Budlong Street.

REGULAR AGENDA

1. Volley’s Conditional Use Permit File # CUP-2020-147
[Agenda item can be viewed at 5:35](#)

Consider a request by Doria Herek for an amendment to an existing Conditional Use Permit (CUP) to clarify the parking requirements and hours of operation for an outdoor recreation facility, on 0.797 acres in a C-2 (General Commercial) zone district, located at 1130 N 3rd Street and 330 North Avenue.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos made a comment about a neighboring business' complaint regarding parking availability and the reason for the hours of operation being changed.

Commissioner Wade asked a question regarding the parking analysis that the Applicant conducted.

Applicant's Presentation

The Applicant, David Herek, was present and made a comment regarding the request.

Questions for Applicant

Commissioner Gatseos asked a question regarding parking and how where appropriate parking spaces are shown to guests.

Commissioner Scissors asked a question regarding parking and clientele.

Commissioner Wade asked a question about peak busy times and parking.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Michael E Sitz made a comment on GJSpeaks in opposition of the request.

Mike Sitz made a comment in opposition of the request.

The public hearing was closed at 6:37 p.m. on July 28, 2020.

Applicant's Response

Mr. Herek made a comment regarding parking availability in response to public comment.

Discussion

There was discussion regarding unresolved parking analysis issues and approval criteria.

Motion and Vote

Commissioner Ehlers made the following motion, “Mr. Chairman, on the Conditional Use Permit Amendment for the property located at 1130 N 3rd Street, 304 North Avenue and 330 North Avenue, City file number CUP-2020-147, I move that the Planning Commission approve the request with the findings of fact and condition as listed in the staff report.”

Commissioner Susuras seconded the motion. The motion failed 2-4 with Commissioners Teske, Wade, Gatseos, and Scissors voting no.

2. Fairview Glen Annexation

File # ANX-2020-222

[Agenda item can be viewed at 1:01:40](#)

Consider a request to zone approximately 19.259-acres from County RSF-4 (Residential Single Family – 4 du/ac) and PUD (Planned Unit Development) to a City R-8 (Residential – 8 du/ac) for the Fairview Glen Annexation, located at 2767 C Road and properties located north of B ½ Road between Allyce Avenue and Nashua Lane/Court.

Staff Presentation

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

Questions for Staff

None.

Applicant’s Presentation

Ted Ciavonne, Ciavonne Roberts and Associates, the Applicant’s representative, was present and gave a presentation regarding the request. Five Star Homes and Darren Davidson were also present in the audience.

Questions for Applicant

Commissioner Gatseos made a comment in support of the request

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Corina Scott, Patricia Willis (2772 Lexington Court), Tanner Willis (2774 B ½ Road), Robin Greer, Nick Schmidt, Teresa Schmidt, Chris McGillivray, Donald Davey (278 Mountain View), and Charlayne Higginson (2773 Unawweep Avenue) made comments in opposition of the request.

Daniel Moore, Susan Smith, Dennis Simmons, Hope Painter, Roslyn Lawrence, Sandy Shepard, Deb Richert, Andy Pember, and Mike DeShara left comment via voicemail on July 28 in opposition of the request.

Chris and Jeanie McGillivary and Paul Quam left comments on GJSpeaks in opposition of the request.

The public hearing was closed at 7:53 p.m. on July 28, 2020.

Applicant's Response

Mr. Ciavonne gave response to public comment.

Questions for Applicant

Commissioner Wade asked a question regarding density and a traffic impact study.

Commissioner Wade asked staff a question regarding traffic concerns.

Commissioner Ehlers asked a question regarding what would be reviewed during the planning process.

Discussion

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

Motion and Vote

Commissioner Wade made the following motion, "Mr. Chairman, on the Zone of Annexation for the Fairview Glen Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2020-222, 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 6-0.

3. West Junction Metropolitan District **File # SDS-2020-322** **[Agenda item can be viewed at 2:01](#)**

Consider a request by Foothills Housing 2 LLC for review and approval of the Consolidated Service Plan for the West Junction Metropolitan District, for the Halandras Planned Development on 177 acres of land within the City of Grand Junction.

Staff Presentation

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

Questions for Staff

Commissioner Ehlers asked a question about risks involved with this proposal.

Applicant's Presentation

Stuart Borne, Developer Representative, Foothills Housing 2 LLC, was present and gave a presentation regarding the request.

Joan Fritsche, Metropolitan District Counsel, Fritsche Law LLC, and Michael Lund, Director Public Finance, Stifel, also were present available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Mark Hermundstad, General Counsel, Ute Water, submitted a comment via GJSpeaks.

The public hearing was closed at 8:50 p.m. on July 28, 2020.

Questions for Applicant

Commissioner Ehlers asked about overall impacts of the metropolitan district and the costs associated for a homeowner within the district.

Discussion

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

Motion and Vote

Commissioner Susuras made the following motion, "Mr. Chairman, on the request for review and approval of the Service Plan for the West Junction Metropolitan District, a metropolitan district intended to serve the proposed West Junction development, SDS-2020-322, I move that the Planning Commission forward a recommendation of conditional approval with the following condition:

Condition 1: Approval and execution of one or more Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the West Junction Metropolitan District."

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

Planning Commission took a recess at 9:05 p.m.

Planning Commission resumed at 9:15 p.m.

4. **Zoning Code Amendment – Mini-Warehouse Design Standards File # ZCA-2020-175**
[Agenda item can be viewed at 3:14:36](#)

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

Staff Presentation

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

Questions for Staff

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

None.

The public hearing was closed at 9:25 p.m. on July 28, 2020.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, “Mr. Chair, on the amendment to Title 21, City file number ZCA-2020-175, 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. The motion carried 6-0.

5. **Other Business**

None.

6. **Adjournment**

Commissioner Wade moved to adjourn the meeting. Commissioner Susuras seconded the motion. The meeting adjourned at 9:26 p.m.