

GRAND JUNCTION PLANNING COMMISSION
May 10, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Andrew Teske, Ken Scissors, Sandra Weckerly (virtual), George Gatseos, Shanon Secrest, Keith Ehlers, Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Tamra Allen (Community Development Director) and Kimberly Herek (Planning Commissioner), JB Phillips (Planning Commissioner) and Kalli Savvas (Planning Technician).

There were members 9 of the public in attendance, 1 virtually, and 1 Planning Commissioner virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 26, 2022.

REGULAR AGENDA

1. Harris Property Holdings Rezone

RZN-2022-110

Consider a request by Harris Property Holdings, LLC to rezone 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Rd.

Staff Presentation

Dani Acosta, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Applicant was present and available for questions.

Questions for staff or applicant

Commissioner Gatseos asked a question

Dani made a comment

Commissioner Weckerly asked a question

Dani responded

Commissioner Weckerly asked a questions

Tamra Allen Director made a comment

Commissioner Ehlers made a comment about the infrastructure.

Commissioner Teske made a comment about the staff report

Staff Attorney Jamie Beard made a comment.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, May 3, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:53 p.m. on May 10, 2022.

Discussion

Commissioner Ehlers stated that this is a development where we are increasing density and that there is much city infrastructure nearby and this rezone supports the comprehensive plan. Commissioner Scissors made a comment about the letter received from a neighbor of the property about increased traffic concerns.

Motion and Vote

Commissioner Gatseos made the following motion Chairman, on the Harris Property Holdings Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 2.71-acre property located at 2730 B Rd, City File Number RZN-2022-110, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Commissioner Scissors seconded, motion passed 7-0.

2. Zoning Code Amendment **ZCA-2022-170**

Consider an amendment by the City of Grand Junction to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

Staff Presentation

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Gatseos asked if the code can be amended at any time.

Commissioner Secret asked if the code amendment was rushed or if this would affect affordable housing.

Commissioner Ehlers asked about recitals and the rest of the code.

City attorney answered the question.

Commissioner Ehlers asked about affordable housing and landscaping.

City attorney made a response

Felix Landry made a comment

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, May 3, 2022, via www.GJSpeaks.org.

1. Candace Carnahan, Chamber VP made a comment that they are concerned about the impact the proposed changes will have on projects related to infill, re-development (specifically ADU's), and affordable housing. She asked planning commission to group the landscaping update with the current zoning and development update.
2. Lana Anderson, Commercial property owner, was concerned that watering is going to be mandated. Requiring landscaping and minimum mandates is going to result in the cost going up. She states she did not see anything in the mandate for light water usage for decomposed granite, decorative rock, or artificial turf.
3. Robert Bross stated that one code does not apply to all sites and that there needs to be flexibility in the code for each project. He spoke about the project on 1st and Grand by CDOT that is very nicely done. He stated that the current requirement has too many plants required. He stated that there should be an ability to increase rocks and boulders as using for landscaping.
4. Mark Austin states that the shrub count needs to be reexamined since we have less water in the valley. He also stated that he is concerned about the new significant tree requirements. Mark has an issue with the irrigation plan requirement since there is only 2 landscape architects in Grand Junction that do irrigation plans.
5. John Pike stated that this proposal makes it difficult for uhaul to provide a service to the community because of the increase cost and spacing that landscaping takes up.
6. Ron Abolo was concerned about costs, lot coverage, tree preservation, increasing the width of landscape strips will take up a large portion of useable space and would like to see some reduced setbacks. He stated that groups did not have enough time to review the document as they only received the draft a couple weeks ago. He stated that hand watering is missing from the landscaping code especially for areas that cannot get irrigation (ute water will not do irrigation taps.)

Ron Abolo made a comment on behalf of three groups, Chair Teske granted 9 minutes.

The public hearing was closed at 6:59 p.m. on May 10, 2022.

Commissioner Ehlers made a motion to reopen the public comment, Scissors seconded. Passed 7-0.

The public hearing was reopened at 7:46 p.m.

Mark Austin made an additional comment.
Candace Carnahan made an additional comment.

The public hearing was re-closed 7:49 pm on May 10, 2022.

Discussion

Commissioner Teske, Ehlers, and Weckerly asked if this would affect ADUs/single families

Commissioner Ehlers asked about the irrigation requirement.
Commissioner Secrest asked about hand watering.
Commissioner Gatseos asked about significant trees
Commissioner Teske asked about irrigation plan requirements.

Motion and Vote

Commissioner Scissors made the following motion on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards Grand Junction Municipal Code, file number ZCA-2022-170, 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 Duyvejonck seconded motion passed 6-1.

3. Other Business

4. Adjournment

Commissioner Scissors moved to adjourn the meeting; Weckerly seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 8:35 p.m.