

GRAND JUNCTION PLANNING COMMISSION

July 9, 2024, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chairman Teske.

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Keith Ehlers, Ken Scissors, Sandra Weckerly, and Orin Zyvan.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Tamra Allen (Community Development Director), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 25, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning Code Amendment - Utilities Undergrounding ZCA-2024-396

Consider Amendments to Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

There were no questions or comments for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 2, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:46 p.m. on July 9, 2024.

Discussion

Commissioner Ehlers clarified that this amendment pertained to all existing overhead lines, regardless of the size of the infrastructure.

Commissioner Zyvan asked if there was any consideration to require undergrounding in the future.

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-396, 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 Weckerly seconded; motion passed 7-0.

2. Zoning Code Amendment – Interim Housing ZCA-2024-397

Consider Amendments to Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use permit.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Ehlers asked how frequently amendments or expansions could be requested for an interim housing development. He asked how “usable area” was defined in regard to density calculations. He asked if there was a limit on the length of time individuals could inhabit the dwellings. He proposed that once the temporary use had reached its 4-year limit, there would be a buffer period before the property could reapply or that the temporary use would need to become permanent.

Discussion ensued about how long a property could be used for interim housing before it became a permanent use. There was consideration to amend the motion to include language about a buffer between terms, or to require the use to become permanent including any code requirements that brings about.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 2, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:51 p.m. on July 9, 2024.

Discussion

Commissioner Scissors asked if the lack of consideration for extension or renewal was intentional.

Commissioner Zyvan asked for clarification that the term-length proposed by this amendment was 4 years.

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-397, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report and the condition that clarifying language be added to express the intent of this Commission that there be a cap on a site that an interim housing site cannot be in use on that property for more than four years.”

Commissioner Herek seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 6:58 p.m.