

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 26, 2008 MINUTES
6:00 p.m. to 6:24 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Vice-Chairman Lowrey. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Tom Lowrey (Vice-Chairman), Dr. Paul A. Dibble, William Putnam, Reggie Wall, Lynn Pavelka-Zarkesh, Bill Pitts and Patrick Carlow (1st alternate). Roland Cole (Chairman) was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager), David Thornton (Principal Planner), Brian Rusche (Senior Planner), Lori Bowers (Senior Planner), Senta Costello (Senior Planner), Judith Rice (Associate Planner), Ronnie Edwards (Associate Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 17 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the July 22, 2008 Regular Meeting.

2. Brookwillow Village – Preliminary Development Plan

A request to modify the phasing schedule of Brookwillow Village Planned Development Preliminary Development Plan in accordance with Section 2.8.E.4 of the Zoning and Development Code.

FILE #: PP-2004-130

PETITIONER: Terry Lawrence – Hall Partners, LLC

LOCATION: 650 24 1/2 Road

STAFF: Lori Bowers, Senior Planner

3. Renoir Court Condominiums – Condominium Plat

Request approval to condominiumize a 24 unit apartment building on 1.28 acres in an R-24 (Residential 24 du/ac) zone district.

FILE #: CDP-2008-140

PETITIONER: Clark Atkinson – ISE, LLC

LOCATION: 1251 & 1261 Bookcliff Avenue
STAFF: Ronnie Edwards, Associate Planner

4. Andy’s Liquor Mart – Rezone

Request a recommendation of approval to City Council to rezone .324 acres from an R-O (Residential Office) to C-1 (Light Commercial) zone district.

FILE #: RZ-2008-222
PETITIONER: Darlene Stoner – Stonehill II LLC
LOCATION: 145 Belford Avenue, 925 & 927 N 2nd Street
STAFF: Brian Rusche, Senior Planner

5. Westland Estates #5 – Preliminary Subdivision Plan

Request approval of the Preliminary Plan to develop 22 single family lots on 7.01 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2008-092
PETITIONER: Rich Traver – Traver-Westland Development LLC
LOCATION: 2986 D Road
STAFF: Brian Rusche, Senior Planner

6. Krogh Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 9.109 acres from County RSF-R (Residential Single Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

FILE #: ANX-2008-164
PETITIONER: James Krogh
LOCATION: 2932 B 1/2 Road
STAFF: Senta Costello, Senior Planner

7. Panorama Point Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 12.25 acres from County RSF-4 (Residential Single Family-4 units/acre) to a City CSR (Community Services & Recreation) zone district.

FILE #: ANX-2008-176
PETITIONER: Michael B. Queally
LOCATION: 2122 Sequoia Court
STAFF: Senta Costello, Senior Planner

8. Park Mesa Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 13.58 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-1 (Residential 1 du/ac) zone district.

FILE #: ANX-2008-065
PETITIONER: Ken Scissors
LOCATION: Little Park Road & Rosevale Road
STAFF: Scott Peterson, Senior Planner

9. Bozarth Saturn – Conditional Use Permit

Request approval of a Conditional Use Permit to allow outdoor operations, display and storage in association with General Retails Sales in a C-1 (Light Commercial) zone district.

FILE #: CUP-2008-135
PETITIONER: Bradley Mattas and Ed Bozarth Chevrolet Pontiac Buick
LOCATION: 2589, 2587, 2585 Highway 6 & 50
STAFF: Scott Peterson, Senior Planner

10. Sonic Drive-In – Conditional Use Permit

Request approval of 1) a Conditional Use Permit for a drive-through restaurant in a C-2 (General Commercial) zone district; and 2) a Variance to the Big Box Development requirements of providing, in accordance with Section 4.3.M.3.b, an eight foot (8') wide sidewalk along the building facade featuring a customer entrance.

FILE #: CUP-2007-293
PETITIONER: Karen Blumenstein – THK Grand Junction Development LLC
LOCATION: 2523 Highway 6 & 50
STAFF: Scott Peterson, Senior Planner

Vice-Chairman Lowrey briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Scott Peterson, Senior Planner, entered into the record a modification to the staff report regarding item number 10 whereas the first motion for the variance was deleted. Vice-Chairman Lowrey clarified that a variance would run with the land and would apply to future owners; however, a conditional use permit would only apply to the present user. Jamie Beard, Assistant City Attorney, confirmed that the variance would run with the conditional use permit and could go to another owner or user under the same conditions of this conditional use permit. Item number 3 was pulled from the Consent Agenda at public request. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items.

MOTION: (Commissioner Pitts) “Mr. Chairman, I move for the approval of the Consent Agenda 1 through 10 with the exception of item 3.”

Commissioner Wall seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

Public Hearing Items

3. Renoir Court Condominiums – Condominium Plat

Request approval to condominiumize a 24 unit apartment building on 1.28 acres in an R-24 (Residential 24 du/ac) zone district.

FILE #: CDP-2008-140
PETITIONER: Clark Atkinson – ISE, LLC

LOCATION: 1251 & 1261 Bookcliff Avenue
STAFF: Ronnie Edwards, Associate Planner

STAFF’S PRESENTATION

Ronnie Edwards, Public Works and Planning Department, addressed the Commission regarding the conversion of an existing multi-family rental complex in an R-24 zone district. Ms. Edwards said that applicant submitted a formal request with this proposal to the site design exception team requesting a variance from the parking requirements for the current Code. She said that the request was approved as the development met the requirements in place at the time and there was no expansion proposed which would necessitate additional parking. According to Ms. Edwards, the existing complex consisted of 24 units, 18.75 dwelling units per acre, and applicant proposed to refurbish the complex from renter into owner occupied. She further stated that the existing development met the standards of the R-24 zone district, site design layout and operations would remain the same, the existing complex had no adverse or negative impact on the neighborhood and was surrounded by other multi-family housing. Furthermore, fire and building departments had no concerns as their Code requirements had been met. She said that it was consistent with the goals and policies of the Growth Plan and the review criteria of the Code.

PETITIONER’S PRESENTATION

Clark Atkinson, manager of ISE, LLC, the developer for the proposed condominiumization, spoke on behalf of this request. He said that substantial change was occurring in the neighborhood. Certain provisions of the City Growth Plan encouraged redevelopment of existing facilities which were compatible with existing development including refurbishing of existing structures. Mr. Atkinson said that the existing apartments were 36 years old and in need of refurbishing. He said it was their hope that this project would serve to catalyze redevelopment in the area. He noted public benefits to be provided were the opportunity to utilize a pre-developed parcel without increasing traffic impacts within the urban zone and providing housing for the increasing demand for the urban working population. Additionally, they did not believe that removing 24 units of rental housing from the market would provide that big of an impact to the rental housing in the area. Mr. Atkinson said other benefits to the neighborhood were substantial increases to the landscaping as well as energy efficiency improvements. He said that currently all of the tenants had month-to-month leases and applicant had told all existing tenants that they would be given at least a 60-day notice prior to any work occurring. He said that they were also in the process of putting together information that would give all existing residents the opportunity to have the first option to buy units as entry level affordable housing.

PUBLIC COMMENT

For:

No one spoke in favor of this request.

Against:

James Hodge, 2125 North 13th Street, said that his objection to the conversion was based on apartment availability in Grand Junction and in this part of the Grand Junction in particular. He stated that he was afraid of the detrimental effects it would have on the community. He summarized this as being detrimental to the town as a whole.

QUESTIONS

Vice-Chairman Lowrey asked staff if availability was part of the criteria to be considered for approval or disapproval. Ronnie Edwards said that she was supposed to look at the criteria of section 2.8.b. of the Code.

PUBLIC COMMENT

Against:

Michelle Nelson stated that she agreed with James Hodge and was also concerned about the future of rental units in the community.

DISCUSSION

Commissioner Putnam said that the applicant had met the requirements and the Commission had no choice but to approve this.

Commissioner Pitts concurred with Commissioner Putnam and could not see a detriment to the community for the change and would be in favor of the proposal.

Vice-Chairman Lowrey and Commissioner Carlow agreed.

MOTION: (Commissioner Dibble) “Mr. Chairman, on item CDP-2008-140, request approval to subdivide a structure into condominium ownership, I move that we approve the request, with the findings of fact and conclusions listed in the staff report.”

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:24 p.m.