

**GRAND JUNCTION PLANNING COMMISSION  
JULY 25, 2006 MINUTES  
7:00 PM to 7:30 PM**

The regularly scheduled Planning Commission hearing was called to order at 7:00 PM by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), Roland Cole, Lynn Pavelka-Zarlesh, Tom Lowrey, Bill Pitts, William Putnam, and Patrick Carlow. Ken Sublett was present in the audience. Reggie Wall was absent.

In attendance, representing the City's Community Development Department, were Kathy Portner (Assistant Community Development Director), Ken Kovalchik (Senior Planner), Adam Olsen (Associate Planner), Senta Costello (Associate Planner), Scott Peterson (Senior Planner), and Kristen Ashbeck (Senior Planner).

Also present were Jamie Kreiling (Assistant City Attorney) and Laura Lamberty (Development Engineer).

Cherry Robinson was present to record the minutes.

There were 19 interested citizens present during the course of the hearing.

**I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**II. APPROVAL OF MINUTES**

There were no minutes available for consideration.

**III. CONSENT AGENDA**

Available for consideration were items:

1. ANX-2005-264 Bellhouse Subdivision
2. ANX-2006-064 Zone of Annexation, Arbogast Annexation
3. GPA-2005-188 Growth Plan Amendment – Abeyta / Weaver
4. VR-2006-153 Zone of Annexation & Vacation of ROW Clymer Subdivision
5. RZ-2006-172 Rezone – Pear Street Rezone
6. ANX-2006-137 Zone of Annexation – Coop Myers Annexation
7. ANX-2006-179 Zone of Annexation – Burkey Park II Annexation
8. CUP-2006-136 Conditional Use Permit – Meth Facility Expansion

Chairman Dibble introduced the Consent Agenda and stated City Development Staff requests to continue Item #1, the Bellhouse Subdivision, to August 8, 2006. Kathy Portner confirmed the continuation for a full hearing.

**MOTION: (Commissioner Cole) Mr. Chairman, on Item number 1. ANX-2005-264, I would move the continuation of that item to August the 8<sup>th</sup>.**

Commissioner Pitts seconded the motion. A vote was called, and the motion passed by a vote of 6-0. Commissioner Lowrey abstained.

**MOTION: (Commissioner Cole) Mr. Chairman, I would move approval of Consent Agenda items 2 through 8 as read.**

Commissioner Pavelka-Zarlesh seconded the motion. A vote was called, and the motion passed by a vote of 7-0. Commissioner Lowrey and Commissioner Carlow abstained from voting on item #8.

### **III. FULL HEARING**

#### **TAC-2006-190**

**Text Amendment/Code – Code Amendments for Downtown Residential Request approval of revisions to the Zoning and Development Code pertaining to residential and mixed uses in downtown area.**

**PETITIONER: The City of Grand Junction**

**LOCATION: Downtown area zoned B-2**

**STAFF: Kristen Ashbeck, Senior Planner**

Commissioner Putnam stated before getting started he wanted to inform Chairman Dibble that his wife and he are members of some downtown association, he was uncertain which association; it may be the DDA. Chairman Dibble asked Commissioner Putnam if he has any financial consideration with this association. Commissioner Putnam answered that he did not. Chairman Dibble stated he does not see this as a hindrance to Commissioner Putnam hearing the item. Jamie Kreiling clarified that this hearing item is specifically for the downtown area if any action comes forward. It is not specially for the Downtown Development Authority that is going to benefit from this. It's to allow anybody in the downtown area to be able to meet the requirements in the new code if Planning Commission approves the requested amendments. The application is from Community Development Staff rather than from the Downtown Development Authority.

#### **STAFF'S PRESENTATION**

Kristen Ashbeck gave a PowerPoint presentation containing highlighted changes to the code. Planning Commission and City Council approved a text amendment to the Growth Plan that allowed for residential in the City's downtown to exceed

24 units per acre which was, at the time, in the Growth Plan. The amendment was to facilitate development of residential and mixed use commercial residential projects, and that cap was seen as a deterrent to develop those kinds of projects, especially in urban character. For the purposes of the change to the Growth Plan, the downtown area was generally regarded as the area currently zoned downtown business or B-2. Thus, these amendments are pertaining to the B-2 zoned district and are intended to implement the policy of the Growth Plan amendment that was just approved.

Generally, the area zoned B-2 is bounded by Grand Avenue, Ute Avenue including a few blocks south of Ute Avenue and 8<sup>th</sup> Street on the east.

### **QUESTIONS**

Commissioner Cole asked Ms. Ashbeck if there was a reason to keep the minimum density at eight units. Ms. Ashbeck answered we could look at increasing the density, but would like to have the minimum density to not be less than eight units per acre, which is what B-2 currently allows.

Commissioner Cole asked if the amendment to add a note to Table 3.2 would affect the area outside of the area that is called the downtown district. Ms. Ashbeck answered it would affect anything that is in the B-2 zone district. Nothing is zoned B-2 outside of the downtown business area. Commissioner Cole stated that the B-2 zoning could expand in the future.

Commissioner Cole asked about the area between 4<sup>th</sup> Avenue and 6<sup>th</sup> Avenue on Grand Avenue. Much of this area on the north side of Grand are businesses; why is this area not included? Ms. Portner answered those properties are zoned B-1, which is scattered throughout the City. Staff felt it wasn't appropriate to apply these changes across the board to the B-1 areas at this time.

Commissioner Cole stated the B-2 zoning could possibly extend to the north side of Grand in the future. Ms. Portner answered affirmatively that the area could be rezone to B-2.

### **PUBLIC COMMENTS**

There were not public comments.

**MOTION: (Commissioner Cole) Mr. Chairman, on TAC-2006-190, text amendments to the downtown zoning district of the Zoning and Development Code Sections 3.2 and 3.4.C, we would recommend approval by the City Council.**

Commissioner Pavelka-Zarlesh seconded the motion. A vote was called, and the motion passed by a vote of 7-0.

The meeting was adjourned at 7:30 PM.