

**GRAND JUNCTION PLANNING COMMISSION**  
**January 13, 2015 MINUTES**  
**6:00 p.m. to 6:16 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5<sup>th</sup> Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Kathy Deppe, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Planning Supervisor), Lori Bowers (Senior Planner), Senta Costello (Senior Planner) and Scott Peterson, (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 4 citizens in attendance during the hearing.

**Announcements, Presentations And/or Visitors**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**Minutes of Previous Meetings**

1. None available at this time.

**2. Ruby Ranch Tract C Easement Vacation - Vacation**

Forward a recommendation to City Council to vacate a public easement, located in Tract C, Ruby Ranch Subdivision, which is no longer needed.

**FILE #:** VAC-2014-414  
**APPLICANT:** City of Grand Junction  
**LOCATION:** Along 26 Road within Tract C  
**STAFF:** Lori Bowers

**3. Casas de Luz - Planned Development**

Request a recommendation of approval to City Council to amend the phasing schedule of the previously approved Planned Development to allow 20 new residential lots and stacked condominium units on 1.88 +/- acres in a PD (Planned Development) zone district.

**FILE #:** PLD-2010-259  
**APPLICANT:** Robert Stubbs - Dynamic Investments Inc  
**LOCATION:** W Ridges Blvd at School Ridge Road  
**STAFF:** Scott Peterson

**4. AT&T Gunnison Avenue Tower - Conditional Use Permit**

Consider a request for a Conditional Use Permit to construct a new 105' telecommunications tower on 1.003 acres in an I-1 (Light Industrial) zone district.

**FILE #:** CUP-2014-431  
**APPLICANT:** Lyndsay Ward - Pinnacle Consulting Inc  
**LOCATION:** 2976 Gunnison Avenue  
**STAFF:** Senta Costello

**5. AT&T Gunnison Avenue Telecommunications Tower - Variance**

Consider a request for a Variance to use specific requirements for a new telecommunications tower on 1.003 acres in an I-1 (Light Industrial) zone district.

**FILE #:** VAR-2014-441  
**APPLICANT:** Lyndsay Ward - Pinnacle Consulting Inc  
**LOCATION:** 2976 Gunnison Avenue  
**STAFF:** Senta Costello

Chairman Reece briefly explained the Consent Agenda and noted that there were several unique items on the agenda and asked Jamie Beard (Assistant City Attorney) to explain the items.

Ms. Beard explained that items four and five were both related to the AT&T Gunnison Ave. Tower Conditional Use Permit. It was noted that after the staff report was completed, further discussions indicated that there was a motion, that if approved, could eliminate the need for both the CUP and the Variance to be approved. The Commissioners had been provided a possible motion that if approved, the item number five would become moot and would not have to be considered as part of the consent agenda.

Chairman Reece asked the commissioners if they had any questions. Hearing none, Chairman Reece invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

**MOTION: (Commissioner Wade) "I move that we accept the items on the Consent Agenda as presented and add to item four the following motion language: On the request for a Conditional Use Permit (CUP) for AT&T telecommunications tower application CUP-2014-431, to be located at 2976 Gunnison Avenue, I move that the Planning Commission approve the CUP with the location of the tower on the site, as included in the site plan, and within the 750 feet of another tower, with the facts included in the staff report as the criteria**

for the CUP have been met, with the applicant showing a gap in personal wireless service in this area. And that there is no other reasonable location in the gap area and that to deny the tower, as shown in the site plan, would adversely affect and prohibit personal wireless service in this area in violation of the Telecommunication Act of 1996.”

Commissioner Deppe seconded the motion.

Ms. Beard asked for clarification that the approval of the consent agenda vote was to be considering items one through four and not to include item 5.

Commissioner Wade verified that it was his intent for the motion to be for items one through four.

Chairman Reece asked Commissioner Deppe if her second of the motion was for items one through four. Commissioner Deppe said yes. A vote was called and the motion passed unanimously by a vote of 6-0.

**\*\*\* END OF CONSENT CALENDAR \*\*\***

**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

**Public Hearing Items**

*On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.*

**6. Amendment to Outdoor Display Ordinance - Zoning Code Amendment**

Forward a recommendation to City Council to amend the Grand Junction Municipal Code, regarding Outdoor Display, Sections 21.03.070 and 21.04.040(h).

**FILE #:** ZCA-2014-478  
**APPLICANT:** City of Grand Junction  
**LOCATION:** City Wide  
**STAFF:** Lori Bowers

**Proposed Amendments to the Code**

Allowing display areas in the front yard in the C-1 zone district without a conditional use permit.

Clarifying the C-2 performance standards regarding outdoor display and outdoor storage.

Exempting specially regulated “outdoor display” display areas under eaves, canopies or other storefront features immediately adjacent to buildings.

**Staff's Presentation**

Ms. Bowers (Senior Planner) explained that the request to amend the Zoning and Development Code's "outside storage and display" stems from the fact that, as the community grows, it has become accepted practice for businesses to have outdoor storage and displays. The proposed change would level the playing field across business zone districts.

Ms. Bowers showed a slide of the following proposed amendments to the Code:

- Allowing display areas in the front yard in the C-1 zone district without a conditional use permit.
- Clarifying the C-2 performance standards regarding outdoor display and outdoor storage.
- Exempting specially regulated "outdoor display" display areas under eaves, canopies or other storefront features immediately adjacent to buildings.

Ms. Bowers presented a slide for clarification in the difference between "Display" and "Storage" that illustrated the following points:

- Auto dealerships "display" cars.
- Storage units are displayed.
- Large pieces of granite and/or stone are displayed as they are too large to move in and out at the end of the business day.
- Outdoor storage would include:
  - inoperable vehicles,
  - pallets of building materials
  - items that a customer would not normally browse through to make a selection or are not for immediate retail sale.

Ms. Bowers explained that staff finds the amendments in the best interest of the Community and further the goals of the Comprehensive Plan and the Economic Development Plan. Therefore, we recommend forwarding approval of the proposed amendments to the City Council.

**Questions for Staff**

Commissioner Wade asked if requiring someone to be in compliance with the code, would it be enforced under the normal enforcement procedure. Ms. Bowers stated yes. Commissioner Wade asked if the interpretation of display or storage would be determined as a result of a complaint. Ms. Bowers said that was correct.

Commissioner Toole added that he commends the staff in bringing this forward and considers it good for the community and a good recommendation to send on to City Council.

Noting that it did not appear that there is anyone from the public in attendance, Chairman Reese stated that the public hearing portion of the meeting was closed.

**Discussion**

Chairman Reese asked if there was interest in any further discussion on the item. Noting that it did not appear that there is anyone from the public in attendance, Chairman Reese closed the public hearing portion, and stated she was open for a motion on this item.

**MOTION: (Commissioner Eslami) “Madam Chairman, file ZCA-2014-478, I move that we send a recommendation on to City Council for approving this amendment.”**

Commissioner Wade seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

**General Discussion/Other Business**

Mr. Moberg reminded Planning Commission that there would not be a meeting on Jan. 27<sup>th</sup> however, there would be a workshop on Jan. 22<sup>nd</sup>.

**Nonscheduled Citizens and/or Visitors**

None

**Adjournment**

The Planning Commission meeting was adjourned at 6:16 p.m.