

**GRAND JUNCTION PLANNING COMMISSION  
DECEMBER 13, 2011 MINUTES  
6:00 p.m. to 6:28 p.m.**

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

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Ebe Eslami, Lyn Benoit, Pat Carlow, Greg Williams, and Keith Leonard.

In attendance, representing the City's Public Works and Planning Department – Planning Division were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), and Lori Bowers (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap was present to record the minutes.

There were 4 interested citizens present during the course of the hearing.

**Announcements, Presentations, and/or Prescheduled Visitors**

Chairman Wall announced that a change in the Commission had been made – Rob Burnett and Mark Abbott have resigned. Chairman Wall thanked them for their time on the Commission. He next stated that Keith Leonard and Greg Williams were now full-time Commissioners and welcomed both of them.

Lisa Cox (Planning Manager) said that there would not be a second meeting on December 27, 2011 and thus this would be the only Planning Commission hearing held this month.

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the October 25 and November 8, 2011 Regular Meetings.

**2. Redlands Mesa Amended ODP – Planned Development**

Request a recommendation of approval to City Council to amend the Outline Development Plan for Redlands Mesa PD (Planned Development) zone district, and bring the remainder of the undeveloped parcels under the current 2010 Grand Junction Municipal Code. Included in the recommendation is a request for a ten year extension of the phasing schedule.

**FILE #:** PLD-2011-1183  
**PETITIONER:** Bill Keogh – BrightStar Redlands Mesa Development LLC  
**LOCATION:** 2299 West Ridges Blvd  
**STAFF:** Lori Bowers

Chairman Wall briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on either of the Consent Agenda items.

**MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read.”**

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

**Public Hearing Items**

**3. School District 51 Rezones - Rezone**

Request a recommendation of approval to City Council to rezone 22 School District 51 parcels from a City CSR (Community Service and Recreation) to comparable City zone districts to be in conformance with the Comprehensive Plan.

**FILE #:** RZN-2011-1190  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Various  
**STAFF:** Lori Bowers

**STAFF’S PRESENTATION**

Lori Bowers, Senior Planner, addressed the Commission regarding the request to bring several school district properties from CSR zoning into conformance with the Comprehensive Plan that was adopted last year. By way of maps, she showed the school district owned properties and what the proposed zoning would be for each of the school sites. Ms. Bowers stated there were 39 properties owned by the school district and this affected approximately 22 of the sites. Sent out were 2,581 notification cards and over 100 phone calls and e-mails had been received in response to this project. Entered into the record were the written comments received by e-mail.

Ms. Bowers said that the Comprehensive Plan only allowed CSR zoning in Rural, Conservation, Mineral Extraction and Business Park Mixed Use land designations. The majority of the school sites were located in Residential Medium designations which allowed 4 to 8 units per acre. Ms. Bowers went on to state that the majority of the rezones were proposed to be R-8; however, sites were proposed for R-2, R-4, R-5 and one site to B-2 (Downtown Business) and C-1 (Light Commercial).

An open house was held on November 9, 2011 with a turnout of approximately 37 people. During the open house many people expressed their displeasure with the proposed rezones because they thought the proposed zones did not accurately reflect the character of their neighborhood. However, after the process and theory were explained, the majority did not have a problem with the rezones. Also, many phone calls were received requesting more information.

Ms. Bowers went through each of the rezones and outlined how the rezones would fit into the neighborhoods. She concluded that she found the rezones consistent with the goals and policies of the Comprehensive Plan and the pertinent review criteria of the Grand Junction Municipal Code had been met.

### **QUESTIONS**

Commissioner Benoit asked for some background for the reason for the zoning changes. Ms. Bowers answered that when the Comprehensive Plan was adopted it was adopted knowing that there would be some properties that would not be in conformance with the Comprehensive Plan. Consistency would be needed for the Future Land Use Map for someone to come in and develop accordingly. The School District parcels were one part of a broader City-wide rezone that would be coming forward. She added that schools were exempt from local zoning regulations and were allowed in any zoning district with their own set of building codes and requirements from the state.

Commissioner Leonard noticed that on several of the rezonings, there were multiple zonings surrounding the properties. In those cases, he asked if the highest density or the most intensive use was used. Ms. Bowers said they went with the lowest zoning designation possible.

Commissioner Carlow asked why only 22 out of the 39 parcels were affected. Ms. Bowers said that some of the schools were already zoned with the zoning of the neighborhood.

### **PUBLIC COMMENT**

Lorentz Haugseth said that he owned property directly east of West Middle School. He asked if there would be any development on either school vacant property or the park vacant property. Chairman Wall stated that what was being proposed was to have the zoning match the surrounding area. The School District owned the property and the least intensive zoning was used to match the properties. Commissioner Carlow confirmed that this was initiated by the City and not by the School District. Lisa Cox, Planning Manager, confirmed that the City had undertaken an effort to bring consistency between the Comprehensive Plan and a series of parcels where the zoning was in conflict with the Comprehensive Plan. The Comprehensive Plan gave the overall development guidance for how they would like to see property developed over the next 25 years. Certain zone districts implemented the Land Use designation.

**QUESTIONS**

Commissioner Eslami asked if the School District would be able to subdivide and sell the property. Ms. Cox stated that in some cases there were schools that had surplus property and if the School District decided they wanted to sell surplus property, they would be able to. However, the application now before the Commission had no impact or bearing on that. The School District could subdivide their property or sell it at any time they thought it was appropriate. If the School District was to subdivide the property and the zoning was not consistent, the purchaser would have to bring a separate rezone application to the Planning Commission and City Council.

Commissioner Carlow asked if this would make that process easier. Ms. Cox said that it would be a potential benefit to someone who might want to develop property in the future but it had no bearing on the School District subdividing their property.

Commissioner Carlow asked if he was correct in that the new owner would have to apply for a zone. Ms. Cox said that if nothing was done, then the zoning would be inconsistent with the Comprehensive Plan and the new owner would then have to bring an application to the Planning Commission and City Council to request a rezone.

Chairman Wall asked for some clarification regarding the West Middle School property. Ms. Bowers showed the park area referred to by Mr. Haugseth and stated that would remain park.

**DISCUSSION**

Commissioner Pavelka said she believed the application would clean up some of the inconsistencies and the request was consistent with what was in the area and, accordingly, would support passing it through.

Chairman Wall said that it made sense to make the zoning consistent with what was in the area. He was glad that the zoning chosen was the least invasive of the zoning in the area. He thought it made sense to continue and improve this project.

**MOTION: (Commissioner Pavelka) “Mr. Chairman, I recommend that the Planning Commission forward a recommendation of approval of the requested rezones, File No. RZN-2011-1190, to the City Council with the findings and conclusions listed above.”**

Commissioner Williams seconded the motion. Commissioner Pavelka requested she be allowed to re-read the motion.

**MOTION: (Commissioner Pavelka) “Mr. Chairman, on Rezone RZN-2011-1190, I move the Planning Commission forward a recommendation of approval for the School District rezone from CSR to the aforementioned applicable zones with the findings of fact, conclusions and the conditions listed in the staff report.”**

Commissioner Eslami seconded the motion. A vote was taken and the motion passed unanimously by a vote of 7 – 0.

**General Discussion/Other Business**

Lisa Cox stated that the Election of Officers, wherein the Chair position and the Vice Chair positions, would be considered.

Commissioner Carlow motioned that both Chairman Wall and Vice Chairman Pavelka remain until the expiration of their terms. Ms. Cox advised that there were some terms that would expire in calendar year 2012. Traditionally, the end of a term was October 31<sup>st</sup> of each year; however, the representative would serve until that position had been filled. She gave the example that there were currently seven members on the Planning Commission and two alternate positions; however, at this time, there were no alternates. If a vacancy were to occur now and a term expired, that Commissioner could continue to serve until the position was filled. Ms. Cox asked that both Commissioners Pavelka and Carlow continue to serve until their positions were filled because they would both be term limited in 2012.

**MOTION: (Commissioner Carlow) “I move that Reggie and Lynn be reappointed as Chairman and Vice Chairman.”**

Commissioner Benoit seconded the motion. A vote was taken and the motion passed unanimously by a vote of 7 – 0.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned.