

GRAND JUNCTION PLANNING COMMISSION
May 10, 2016 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 Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, George Gatseos, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager), David Thornton (Principal Planner), Senta Costello, (Senior Planner) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney), Shelly Dackonish (Staff Attorney) and Jim Finlayson, (Information Technology Manager).

Lydia Reynolds was present to record the minutes.

There were 9 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

None

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the April 12, 2016 and April 26, 2016 Planning Commission Meeting.

2. Hoesch Street Vacation [File# VAC-2016-68]

Request to vacate public right-of-way for a portion of Hoesch Street.

Action: Recommendation to City Council

Applicant: Merritt & Associates
Location: Hoesch Street South of W. White Avenue
Staff Presentation: Senta Costello, Sr. Planner

3. PIA Zone of Annexation [File# ANX-2016-115]

Request to zone 2.784 acres from a County C-2 to a City C-2 (General Commercial) zone district.

Action: Recommendation to City Council

Applicant: PIA Company, LLC
Location: 2757 Hwy 50
Staff Presentation: Senta Costello, Sr. Planner

4. Padilla-Ulibarri Easement Vacation [File# VAC-2015-350]

Request to vacate a portion of a public utility easement located at 314 W Ouray Avenue.

Action: Recommendation to City Council

Applicant: Bobby Ulibarri
Location: 314 W. Ouray Avenue
Staff Presentation: Senta Costello, Sr. Planner

5. Studt Zone of Annexation [File#ANX-2016-53]

Request to zone 0.9 acres from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Priscilla Studt
Location: 227 29 Road
Staff Presentation: Senta Costello, Sr. Planner

6. Vistas at Tiara Rado Phase II, Multi-Purpose Easement Vacation [File#VAC-2016-170]

Request to vacate a public Multi-Purpose Easement within the proposed Vistas at Tiara Rado, Phase II residential development.

Action: Recommendation to City Council

Applicant: Hatch Investment, LLC
Location: 2063 S. Broadway
Staff Presentation: Scott Peterson, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing.

MOTION: (Commissioner Deppe) Commissioner Deppe requested that item number seven of the Agenda, “*Amending Sections of the Zoning and Development Code to Amend Table 21.04.010 to Add a New Category for Stand Alone Crematories*” be moved from individual consideration to be included in the Consent Agenda.

Commissioner Wade seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

With the addition to the Consent Agenda, Chairman Reece invited anyone from the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing. Hearing none, Chairman Reece asked for a motion to approve the revised agenda.

MOTION: (Commissioner Wade) “Madam Chairman, I move that the Planning Commission accept and approve the Consent Agenda as modified.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

*****INDIVIDUAL CONSIDERATION*****

7. Zoning Code Amendment [File#ZCA-2016-112]

The City of Grand Junction Planning Commission will consider a recommendation to the City Council of the adoption of a zoning code amendment to amend the section on Telecommunication Facilities.

Chairman Reece noted that the Planning Commission spent several hours in a workshop discussing the proposed Zoning Code Amendment since the last public hearing.

Staff Presentation

David Thornton (Principal Planner) explained that a proposed ordinance was developed by staff, along with the Wireless Master Plan consultants, to help get the Zoning and Development Code in line with the FCC and other Federal regulations. Mr. Thornton emphasized that infrastructure was a key part of both the Master Plan and the proposed Ordinance. Noting that co-location was favored whenever possible, there will inevitably be more new towers needed for better coverage as time goes on.

Mr. Thornton noted that at a workshop on May 5th, 2016, Planning Commission gave staff direction to revise the ordinance to address a few concerns they had, and that document has since been distributed to the Commissioners.

Chairman Reece invited anyone from the public to speak if they had comments. No one from the public requested to speak.

Mr. Thornton displayed a slide with the revisions that were requested.

Discussion

Commissioner Wade asked if the revisions on the document before them were limited to the sections of the code that the Commissioners had discussed and requested. Mr. Thornton stated that was correct, it was in section five of the ordinance.

Commissioner Gatseos asked if the hard copy they were given at the beginning of the meeting was the same one as was emailed. Mr. Thornton stated that it was the same.

Chairman Reece commented that she thought the Use Table had been updated, however, Mr. Thornton stated that it had remained the same.

Chairman Reece asked the Commissioners if they wished to have any further discussion. Hearing none, Chairman Reece asked for a motion.

MOTION: (Commissioner Wade) “Madam Chairman, I move that with regard to file number [File#ZCA-2016-112] that the City of Grand Junction Planning Commission recommend to the City Council of Grand Junction, the adoption of the Zoning Code Amendment as modified and altered for the purpose of amending the Zoning Code.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

8. Nonscheduled Citizens and/or Visitors

None

9. Other Business

Election of Officers

Chairman Reece noted that there is one item under other business which is the election of officers for the Planning Commission.

Starting with the Vice Chair, Chairman Reece asked for nominations. Commissioner Gatseos nominated Commissioner Bill Wade for Vice Chairman. Commissioner Buschhorn seconded the nomination. Chairman Reece asked for a vote to approve Commissioner Wade for Vice Chairman and the motion passed unanimously by a vote of 5-0.

Chairman Reece then asked for nominations for Chairman. Commissioner Wade

nominated Chairman Reece for another term as Chairman. Commissioner Deppe seconded the nomination. Chairman Reece asked for a vote to approve Commissioner Reece for Chairman and the motion passed unanimously by a vote of 5-0.

Mr. Moberg noted that there will be a second workshop this month to go over some possible code amendments.

10. Adjournment

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