

GRAND JUNCTION PLANNING COMMISSION
November, 2017 MINUTES
6:00 p.m. 6:12 to p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman 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, Keith Ehlers, Bill Wade, Steve Tolle and Andrew Teske.

In attendance, representing the Community Development Department – Kathy Portner (Community Services Manager), and Kristen Ashbeck (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.

*****CONSENT CALENDAR*****

1. Minutes of Previous Meetings

Action: Approve the minutes from the September 26, and October 24, 2017 meeting.

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

Commissioner Wade requested that item number 2, the R-5 School ROW Vacation be pulled from the Consent Agenda for a full hearing.

Chairman Reece called for a motion to approve the modified Consent Agenda.

MOTION: (Commissioner Wade) “Madam Chairman, I move approve the Consent Agenda as amended.”

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

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

2. R-5 School ROW Vacation

[FILE # VAC-2017-539]

Request to vacate a portion of alley right-of-way in Block 84, Original City Plat.

Action: Recommendation to City Council
Applicant: Jeremy Nelson - REgeneration Development Strategies
Location: 310 N 7th St
Staff Presentation: Kristen Ashbeck

Staff Presentation

Kristen Ashbeck, Senior Planner explained this is a request to vacate a segment of the east-west alley in Block 84 of the original City plat, also known as the R-5 block.

Ms. Ashbeck displayed a PowerPoint slide depicting the location of the property and stated that it is an entire City block located at 310 North 7th Street on the southeast corner of Grand Avenue and 7th Street and is the site of the historic R-5 High School.

Ms. Ashbeck explained that the Downtown Development Authority (DDA) currently owns the entire Block and is in the process of subdividing it in order to transfer ownership of the easterly 2/3 of the block to a developer. The DDA will retain the historic high school building but there is a platted right-of-way that runs through the middle of the school building.

The next slide Ms. Ashbeck displayed was an aerial photo of the site, highlighting the alley segment to be vacated. Ms. Ashbeck noted that the platted, although not developed, east-west and north-south alley rights-of-way bisect the block.

Ms. Ashbeck pointed out that the westerly end of the east-west alley is viewed as an encumbrance on the historic high school site and building. Therefore, the DDA requests approval to vacate this segment of the east-west right-of-way in Block 84 of the Original City Plat. Ms. Ashbeck added that this portion of the east-west alley right-of-way is not improved and the R-5 High School building was constructed upon it. There are no existing utilities within this segment of the alley.

Ms. Ashbeck displayed the survey drawing attached to the vacation ordinance that shows the 20-foot wide east-west ally as originally platted in Block 84 and the easterly 143 feet that is proposed to be vacated.

Ms. Ashbeck explained that the vacation of this segment of the alley right-of-way will remove the encumbrance from the high school site and will eliminate the City's responsibility for construction and maintenance of the alleys.

No parcels will be landlocked as a result of this alley vacation and it will not change the access or restrict access to any properties, particularly since it is not developed as an

alley. In addition, there are no existing public facilities or services within the segment of alley requested to be vacated.

Ms. Ashbeck noted that the primary benefit to the public is that the high school building that is owned by a separate entity will no longer have a public alley running through it. In addition, the future redevelopment of this lot is viewed by staff as a benefit to the public and to the City.

Staff recommends approval of the proposed vacation based on the following findings:

- 1) The requested vacation of alley rights-of-way does not impact the Grand Valley Circulation Plan and is consistent with the Comprehensive Plan and Greater Downtown Plan to promote infill development in the downtown area.
- 2) The review criteria of the Zoning and Development Code have all been met.

Public Comment

Chairman Reece asked if there was anyone from the public who would like to speak in favor of, or against the proposal. With no one coming forward, Chairman Reece closed the public hearing portion of the meeting.

Chairman Reece asked the Commissioners if there were any questions, and if not, she would entertain a motion.

MOTION: (Commissioner Wade) “Madam Chairman, on the request to vacate that certain right-of-way presented within Block 84 City of Grand Junction known as the R-5 Block, VAC-2017-539, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. A vote was called and the motion passed unanimously 7-0.

Other Business

Chairman Reece reminded the Commissioners that there is a training Thursday at Mesa County.

Chairman Reece welcomed the two new Planning Commission alternates, Andrew Teske and Brian Rusche.

Adjournment

The meeting was adjourned at 6:12 PM.