

GRAND JUNCTION PLANNING COMMISSION
February 27, 2018 MINUTES
6:00 p.m. to 6:19 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.

In attendance representing the City Planning Commission were, Christian Reece, Kathy Deppe, Keith Ehlers, Brian Rusche and Bill Wade.

In attendance, representing the Community Development Department –Tamra Allen, (Community Development Director) and Kathy Portner, (Community Development Manager).

Also present was Jamie Beard (City Attorney).

Lydia Reynolds was present to record the minutes.

There were 5 citizens in attendance during the hearing.

*** * * CONSENT CALEDAR * * ***

1. Minutes of Previous Meetings

Action: Approve the minutes from the February 20th, 2018 meeting

Chairman Reece briefly explained the Consent Agenda and noted that there were no minutes available to approve from the previous week's meeting.

Chairman Reece explained there will be a written and video recording of the meeting. The order of the meeting will be as follows:

- 1) Examination of the application and a determination concerning the adequacy of notification.
- 2) Presentation, description and analysis of the application by the staff,
- 3) Opportunity for the applicant to present evidence and arguments concerning their position on the project
- 4) All other interested parties may then address the Commission, with comments limited to three minutes per speaker.
- 5) Planning Commission may ask questions from staff, applicant, or members of the Public after each presentation.
- 6) The public comment section of the hearing may be closed after all public comment has been received.
- 7) The applicant will be given the opportunity to respond or give a rebuttal.
- 8) Staff may respond to any statement made by applicant, public or Planning Commission.
- 9) The Chair will close the public hearing and no further evidence will be accepted.

- 10) The evidentiary portion may be reopened only by a majority vote of the Planning Commission.
- 11) After the closure of the public hearing the Planning Commission will begin its deliberation which will end with a passage of a motion.

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

2. The Camp Annexation FILE # ANX-2017-611

Consider a request to zone 8.626 acres from County RSF-R (Residential Single Family, Rural) to City CSR (Community Services and Recreation) and C-1 (Light Commercial) zone districts.

Action: Recommendation to City Council

Applicant: Mirror Pond LLC – Kevin Bray
Location: 171 Lake Rd.
Staff Presentation: Kathy Portner

Chairman Reece asked the applicant to identify themselves for the record. Tracy States, River City Consultants explained she is representing the applicant.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Kathy Portner, Community Development Manager, replied that notice was provided in accordance with the code.

Ms. Portner stated that there were five exhibits entered into the record for this item.

1. Camp Zone of Annexation application dated Dec. 7th, 2017
2. Staff Report dated February 27, 2018
3. Staff Presentation, February 27, 2018
4. Letter dated Feb. 22, from Dave F. Brock, distributed at meeting.

Staff Presentation

Ms. Portner began her presentation with a PowerPoint slide showing an aerial photo of the property and surrounding area with City properties highlighted. Ms. Portner stated that this property is located at 171 Lake Road, south of the Safeway shopping center on the Redlands, and explained that the applicant has requested annexation in anticipation of future development of the property. Ms. Portner added that the adjacent properties to the south and east are already within the city limits.

The next slide showed a closer view of the property and Ms. Portner stated that the property consists of 8.626 acres and is bounded by Power Road on the south, Dike Road on the east and Lake Road on the north.

Ms. Portner displayed a slide with the future land use map overlay and explained that the designation on the south half of the property is Neighborhood Center Mixed Use,

which would allow for limited employment, residential, open space and limited retail. Ms. Portner added that the future land use designation on the north half of the property is Conservation in recognition of that portion of the property being in the floodway.

The next slide showed the current zoning overlay on the property, and Ms. Portner explained that the property, as well as the properties to the north and west have a County zoning of RSF-R (Res. Single family, rural). The property to the south (Safeway Center) is zoned C-1 and the property to the west is zoned C-2. The applicant is proposing a split zoning of C-1 for 4.181 acres of the southern half of the property and CSR for 4.445 acres of the northern half.

The following slide identified where the floodplain and floodways were Mr. Portner explained the proposed C-1 zoning would encompass the area in the 100-year floodplain as was shown on the map and is consistent with the future land use designation of Neighborhood Center. Development in the Floodplain requires a floodplain permit and any proposed buildings would be required to be elevated one foot above the flood elevation. The CSR zoning would be for that area shown in the floodway and is consistent with the future land use designation of Conservation. The CSR zone district is intended for uses such as parks, open space and recreational uses and can be applied to environmentally sensitive lands.

Ms. Portner displayed photos showing the property from each of the 3 street frontages. The view along Power Road shows the entrance to the Camp, which is a primitive campground used for special events and operates from April through October. There is an existing residential structure on the site, accessed from Lake Road, that is used for an on-site caretaker. The property also extends along Dike Road.

The next slide listed the rezone criteria and Ms. Portner stated that Pursuant to Section 21.02.140 of the Zoning and Development Code, rezoning must be consistent with the Comprehensive Plan and meet one or more of the following criteria:

1. *Subsequent events have invalidated the original premises and findings;*
2. *The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*
3. *Public and community facilities are adequate to serve the type and scope of land use proposed;*
4. *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*
5. *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

In evaluating criteria, staff finds that the rezone meets the following criteria of section 21.02.140 of the Z & D Code:

- *The future land use map adopted in 2010 has invalidated the County zoning of RSF-R*
- *Adequate public and community facilities and services are available to the property and are sufficient to serve the future development of uses allowed in the C-1 and CSR zone districts.*

- *There is an inadequate supply of C-1 zoning in the area designated as a Neighborhood Center and an inadequate supply of CSR zoning within the designated floodway areas.*
- *The area and community will derive benefits from the proposed zoning by providing mixed use opportunities in an identified Neighborhood Center and preserving and protecting the designated floodway.*
- *In addition, the request to zone the property C-1 and CSR is consistent with the Comprehensive Plan*

Staff recommends approval of the request for the Zoning of the Camp Annexation finding that:

After reviewing the Zoning of the Camp Annexation, ANX-2017-611, a request to zone the 8.626 -acre property to the C-1 zone district (4.181 acres) and CSR zone district (4.445 acres), the following findings of fact have been made:

- *The requested zone is consistent with the goals and policies of the Comprehensive Plan.*
- *More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.*
- *The applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.*

Applicants Presentation

Tracy States, River City Consultants stated that they don't have a presentation because they concur with the staff's presentation. Ms. States noted that they proposed a split zoning to be compatible with the Future Land Use Map.

Public Comment

Joe Gonzales stated that he lives in the area and doesn't care about the rezoning, but thinks they should clear out Dike Road and pave it for bikes. Mr. Gonzales stated that when there are bike rallies, the riders are all over the street and it is a danger.

Ronald J Wriston, stated that he has property in the area and it glad to see something being done with that side of the river. Mr. Wriston stated that he supports the proposed rezone.

Commissioner Discussion

Commissioner Wade stated that he lives in the Redlands and is familiar with the property and recognizes that it is in an area that is difficult to develop. Commissioner Wade stated that the split zoning makes sense since part of the property is in a floodway and he sees this as the best use of the property. Commission Wade stated he is in support of the proposal.

Commissioner Ehlers agreed with Commissioner Wade and stated that the rezone fits with the Master Plan and meets its criteria. Commissioner Ehlers stated that this would

be good for bike rallies and other events, however he would encourage the applicant to research the state regulations and requirements for campgrounds. Commissioner Ehlers stated that he would not like to see the applicant encounter unintended consequences from the annexation.

MOTION: (Commissioner Wade) “Madam Chairman, on the Camp Annexation Zoning application, ANX-2017-611, I move that the Planning Commission forward to the City Council a recommendation of approval of the C-1 and CSR zone districts with the findings of facts as listed in the staff report.”

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

Other Business

None

Adjournment

The meeting was adjourned at 6:19