

**GRAND JUNCTION PLANNING COMMISSION**  
**July 24, 2018 MINUTES**  
**6:00 p.m. to 7:10 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Andrew Teske, Steve Tolle and Bill Wade.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Scott Peterson (Senior Planner) and David Thornton, (Principal Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 5 citizens in attendance during the hearing.

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the June 26<sup>th</sup> 2018*

Chairman Reece asked for a motion to approve the minutes.

Commissioner Teske moved to approve the minutes as written.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

Chairman Reece explained the purpose of the meeting and outlined the order of the public hearing.

**\* \* \* INDIVIDUAL CONSIDERATION \* \* \***

**2. Dual Immersion Academy**

**FILE # VAC-2018-188**

Consider a request to vacate a sanitary sewer easement located at 552 West Main Street.

The applicants, Mesa County School District 51, were represented by Mark Austin, (Austin Civil Group).

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Thornton replied in the affirmative.

**Staff Presentation**

Dave Thornton (Principal Planner) stated that this request is to vacate a sanitary sewer easement located at 552 West Main Street. The applicant for this request is Mesa County School District 51.

**Applicants Presentation**

The Applicant’s representative was present and offered to answer any questions that came up.

**Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

**Commissioner Discussion**

Commissioner Gatseos noted that he agreed with the staff report.

**Motion and Vote**

Commissioner Gatseos moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

**3. River Walk Subdivision**

**FILE # RZN-2018-273**

Consider a request to rezone 9.37 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) located at 3125 D Road.

The applicant, Dustin Gehrett (3125 D Road LLC) was present and represented by Tracy States, River City Consultants.

Chairman Reece began by asking if the required public notice was given pursuant to the City’s noticing requirements. Mr. Peterson replied in the affirmative.

**Staff Presentation**

Mr. Peterson stated that the request is to consider a request to vacate a platted walkway located in the Darla Jean Subdivision. The applicant for this request is Dustin Gehrett (3125 D Road LLC).

**Applicants Presentation**

The Applicant’s representative was present and offered to answer any questions that came up.

**Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

**Questions for Staff**

Mr. Peterson addressed questions from the Planning Commission regarding possible traffic concerns that were brought up at the neighborhood meeting.

**Motion and Vote**

Commissioner Wade moved to recommend approval to City Council.

Commissioner Teske seconded the motion. The motion passed by a vote of 7-0.

**4. Short Term Rentals**

**FILE # ZCA-2018-316**

Consider a request to amend Sections 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 of Title 21, allowing and regulating Short Term Rentals and incorporating Bed and Breakfasts as Short Term Rentals.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

**Staff/Applicant Presentation**

Ms. Allen stated that the request is to consider a request to amend Sections 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 of Title 21, allowing and regulating Short Term Rentals and incorporating Bed and Breakfasts as Short Term Rentals.

**Public Comment**

Chairman Reese opened the hearing for public comment. The following citizen provided comments: Abram Herman.

**Questions for Staff**

Ms. Allen addressed questions from the Planning Commission regarding the nature of the changes and owner occupied vs non-owner occupied status.

**Commissioner Discussion**

Commissioner discussion included the need to address short term rentals in the code, a brief background of the committee work leading up to this proposal and lodging tax.

**Motion and Vote**

Commissioner Wade moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 7-0.

**5. Greater Downtown Plan Amendment**

**FILE # ZCA-2018-317**

Consider a request to amend Sections 24.12.130, 24.12.140, 24.12.160, Section 24.12.170 and 24.12.180 of Title 24, modifying design standards and guidelines in the

Transitional and Residential areas of the Greater Downtown Overlay.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

**Staff/Applicant Presentation**

Ms. Allen stated that the request is to consider a request to amend Sections 24.12.130, 24.12.140, 24.12.160, Section 24.12.170 and 24.12.180 of Title 24, modifying design standards and guidelines in the Transitional and Residential areas of the Greater Downtown Overlay.

**Questions for Staff**

Ms. Allen addressed questions from the Planning Commission regarding the approach and conclusions of the assessment.

**Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

**Commissioner Discussion**

Commissioner discussion included commending the staff on the work involved with the public hearings that were conducted, acknowledgement that the original plan has held up well and that the amendments proposed should fine tune the document.

**Motion and Vote**

Commissioner Teske moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 7-0.

**6. Voting procedures/organization revisions**

**FILE # ZCA-2018-335**

Consider a request to amend certain text in Chapters 1, 2 and 7 of Title 21, to establish voting procedures of the Planning Commission and to simplify, clarify and better organize other text describing the authority of the zoning and development decision-making bodies.

The applicant was the City of Grand Junction.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Allen replied in the affirmative.

**Staff/Applicant Presentation**

Ms. Allen stated that the request is to consider a request to amend certain text in Chapters 1, 2 and 7 of Title 21, to establish voting procedures of the Planning Commission and to simplify, clarify and better organize other text describing the authority of the zoning and development decision-making bodies.

**Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

**Motion and Vote**

Commissioner Wade moved to recommend approval to City Council.

Commissioner Teske seconded the motion. The motion passed unanimously by a vote of 7-0.

**Other Business**

None

**Adjournment**

The meeting was adjourned at 7:10 PM