

GRAND JUNCTION PLANNING COMMISSION
September 11, 2018 MINUTES
6:05 p.m. to 8:25 p.m.

The meeting of the Planning Commission was called to order at 6:05 p.m. by Chairman Reece.

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

Also present were Community Development Department—Tamra Allen, (Community Development Director), David Thornton, (Principal Planner) and Rick Dorris (Development Engineer)

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 20 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the August 28th 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Wade moved to approve the minutes as written.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 5-0.

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

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

1. Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation FILE # PLD-2017-562 & File # VAC-2017-561

Consider a request for multiple actions including the following:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat, and changes to the Future Land Use Map boundaries for Residential Medium and Residential Medium Low designations on approximately 40 acres located at 789 23 Road;

- 2) A rezone to Planned Development (PD) with default zones of R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 3) A Zone of Annexation to Planned Development (PD) with default zones of R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation;
- 4) An Outline Development Plan (ODP) for mixed use development on approximately 70 acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road; and
- 5) Vacation of a plat known for the property known as Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots, rights-of-way and easements.

The applicant, Club Deal 113/114 Park Plaza - Douglas Gilliland, was present.

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

David Thornton, (Principal Planner) stated that this request is to consider a request for multiple actions on approximately 40 acres located at 789 23 Road. The actions are for the Mosaic Planned Development, Zoning, Zone of Annexation, Outline Development Plan, Comprehensive Plan Amendment and Plat Vacation.

Applicants Presentation

The applicant is Douglas Gilliland for Club Deal 113/114 Park Plaza. The applicant was present and presented a PowerPoint overview of his project. The applicant introduced one of his consultants, Ted Ciavonne with Ciavonne, Roberts and Assoc., Inc. Mr. Ciavonne provided a copy of a site plan to the Planning Commission and explained the concept and proposed layout of the site. Mark Austin, with Austin Civil Engineering was also present as a consultant to the applicant.

Chairman Reece called for a five-minute break.

Public Comment

Chairman Reese opened the public hearing for public comment. Steve Root, John Mead, Paula Degroat, Marsha Root and Mike Kehler voiced their concerns.

Applicants Response

Mr. Ciavonne and Mr. Gilliland addressed a few of the concerns that were voiced in public comment.

Commissioner Questions for Applicant

Planning Commissioners asked questions about density and flexibility among housing types in an ODP.

Commissioner Questions for Staff

Questions for staff included timeline for future Fire Station in the area, location of vacant residentially zoned properties citywide, density and schools. Rick Dorris, Development Engineer responded to questions about road damage and H Road improvements and traffic studies.

Commissioner Discussion

Commissioner Deppe expressed concerns about the density, schools, traffic and sanitary sewer. Commissioner Gatseos agreed with the staff report and believes the conditions had been met. Commissioner Wade stated he had the same concerns as Commissioner Deppe, however he feels it meets the code. Chairman Reece expressed concerns about traffic but stated that density is necessary to prevent sprawl. Commissioner Ehlers noted that Commissioner concerns should be specific and not speculative.

Motion and Vote

Motion #1 Madam Chairman, on the request by the applicant for A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat and as shown in the ODP plan exhibit; File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

Commissioner Ehlers moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 5-0.

Motion #2 Madam Chairman, on the request to:

- 1) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 2) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation; and
- 3) An Outline Development Plan (ODP) for mixed use development on 70-acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road;

File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

Commissioner Ehlers moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 5-0.

Motion #3 Madam Chairman, on the applicant's request to Vacate Plaza Road and South Park Circle and easements located on the Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots. File #VAC-2017-561, I move that the Planning Commission forward to the City Council a recommendation of approval with the following conditions and with the findings of facts as listed in the staff report:

1. The property owner must grant a 20 ft. wide easement to the Ute Water Conservancy District, in a form acceptable to Ute Water Conservancy District, for an existing waterline that runs east-west across the site.
2. The property owner must grant a 30 ft. wide easement to Grand Valley Drainage District in a form acceptable to the Drainage District for an existing drainage facility that runs east-west across the site.
3. The property owner shall replat the property and combine it with property at 789 23 Road to create one lot, thereby eliminating all lots lines for the 30 lots shown on the Twenty Three Park Plaza Filing No. One Replat subdivision.

Commissioner Wade moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 5-0.

Other Business

None

Adjournment

The meeting was adjourned at 8:25 PM