

**GRAND JUNCTION PLANNING COMMISSION**  
**September 25, 2018 MINUTES**  
**6:05 p.m. to 9:00 p.m.**

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

Those present were Planning Commissioners, Keith Ehlers, George Gatseos, and Bill Andrew Teske, Steve Toole, and Bill Wade.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Lori Bowers, (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris (Development Engineer).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 30 citizens in attendance during the hearing.

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the September 11<sup>th</sup>, 2018*

Vice-Chairman Wade asked for a motion to approve the minutes.

Commissioner Ehlers moved to approve the minutes as written.

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

Vice-Chairman Wade made clear the purpose of the meeting and outlined the order of the public hearing.

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

**2. Rooted Gypsy – Rezone**

**FILE # RZN-2018-422**

Consider a request to rezone 1.92 acres from an R-R (Residential Rural) zone district to R-E (Residential Estate) zone district.

*Action:* Recommendation to City Council

Applicant: Mark Beckner

Location: 2575 G Rd

Staff Presentation: Lori Bowers

The applicant, Mark Beckner, was present.

Commissioner Teske recused himself from this public hearing item and left the room.

Vice-Chairman Wade began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Bowers replied in the affirmative.

**Staff Presentation**

Lori Bowers, (Senior Planner) stated that this request is to Consider a request to rezone 1.92 acres from an R-R (Residential Rural) zone district to R-E (Residential Estate) zone district. Ms. Bowers continued with a PowerPoint presentation.

**Questions for Staff**

Ms. Bowers answered a question about the driveway location.

**Applicants Presentation**

The applicant, Mark Beckner stated he feels the staff presentation was good and is available to answer any questions.

**Public Comment**

Vice-Chairman Wade opened the public hearing for public comment. George Hulse voiced his concerns.

**Applicants Response**

Mr. Becker responded to the citizens' concerns about the potential impact of his business to the neighborhood. Mr. Becker answered Commissioner Ehlers questions regarding acreage and location of homes.

**Commissioner Discussion**

Commissioners Ehlers, Gatseos, Tolle and agreed with staff that this meets the criteria. Rick Dorris (Development Engineer) answered questions about agriculture mud tracking on city roads.

**Motion and Vote**

Commissioner Gatseos moved to recommend approval to City Council.

Commissioner Ehlers seconded the motion. The motion passed unanimously by a vote of 4-0.

Ms. Allen announced that Ms. Bowers has turned in her resignation after 20 years of service to the City of Grand Junction. The Commissioners all thanked her for her service.

Commissioner Teske rejoined the Commissioners for the remainder of the meeting.

### **3. Elevation 4591 – Rezone / Outline Development Plan**

**FILE # PLD-2018-340**

Consider a request of an Outline Development Plan (ODP) and Rezone to PD (Planned Development) zone district with a default zone of R-8 (Residential - 8 du/ac) to develop 16 single family detached lots with one additional lot proposed for a two-family dwelling for a total of 18 dwelling units on 3.23 acres.

*Action:* Recommendation to City Council

*Applicant:* Chronos Property LLC - Cody Davis

*Location:* 2524 F 1/2 Rd

*Staff Presentation:* Scott Peterson

Lisa Cox with Vortex Engineering, representing Chronos Property LLC was present.

Vice-Chairman Wade began by asking if the required public notice was given pursuant to the City's noticing requirements. Scott Peterson, (Senior Planner) replied in the affirmative. Staff answered questions from Commissioners regarding a citizen's letter.

#### **Staff Presentation**

Mr. Peterson stated that this request is to consider an Outline Development Plan (ODP) and Rezone to PD (Planned Development) zone district with a default zone of R-8 (Residential - 8 du/ac) to develop 16 single family detached lots with one additional lot proposed for a two-family dwelling for a total of 18 dwelling units on 3.23 acres.

#### **Applicants Presentation**

Lisa Cox and James Atkinson with Vortex Engineering represented Chronos Property LLC. Ms. Cox gave an overview of the project with a PowerPoint presentation. Mr. Atkinson's presentation addressed the groundwater issue in the area.

#### **Questions for Applicant**

Ms. Cox answered questions about building heights and architectural control.

Vice-Chairman Wade called for a short break. After a break, the Planning Commission reconvened.

#### **Public Comment**

Vice-Chairman Wade opened the public hearing for public comment. Ross Barefoot, Bruce Smith, Ron Stoneburner, Ray Campbell and Tina Barefoot voiced their concerns.

#### **Applicants Response**

Ms. Cox responded to the citizens' concerns about the final design. Mr. Atkinson responded to citizen's concerns about groundwater and surface water issues.

**Questions for Staff**

Staff answered questions about zoning, and the process this development will undergo should the rezone be approved.

**Commissioner Discussion**

Commissioners Gatseos stated that he found the findings in the staff report correct. Commissioner Ehlers stated he was in favor because he feels the project is compatible, meets the criteria, and as infill, it is a benefit to the larger community. Commissioner Teske stated he is in favor of the project and agrees with the findings of the staff report and feels it is compatible with existing plans and provides a good housing mix. Commissioner Tolle stated he will be voting in favor and agrees that it meets criteria. Vice-Chairman Wade stated he would be in favor and agrees with the other Commissioners.

**Motion and Vote**

Commissioner Ehlers moved to recommend approval to City Council.

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

**4. Timberline Bank – Rezone**

**FILE # RZN-2018-334**

Consider a request to rezone 8.64 acres from C-1 (Light Commercial) zone district to M-U (Mixed Use) zone district.

*Action:* Recommendation to City Council

*Applicant:* Timberline Bank - Jeffery Taets  
*Location:* 649 Market St  
*Staff Presentation:* Scott Peterson

The Applicant Kim Kerk, representing Timberline Bank was present.

Vice-Chairman Wade began by asking if the required public notice was given pursuant to the City’s noticing requirements. Scott Peterson, (Senior Planner) replied in the affirmative.

**Staff Presentation**

Mr. Peterson stated that this request is to Consider a request to rezone 8.64 acres from C-1 (Light Commercial) zone district to M-U (Mixed Use) zone district.

**Applicants Presentation**

Kim Kerk owner of Kim Kerk Land Consulting and Development stated she was representing the owner of Timberline Bank. Ms. Kerk explained the vision behind the project. Ms. Kerk stated they have hired Vortex Engineering as part of the project team.

**Public Comment**

Vice-Chairman Wade opened the public hearing for public comment. With no one coming forward to speak, Vice-Chairman Wade closed the public comment period.

**Questions for Staff**

Staff answered questions about uses in the proposed zone.

**Commissioner Discussion**

The Commissioners all agreed the proposal meets the criteria and are in favor.

**Motion and Vote**

Commissioner Teske moved to recommend approval to City Council.

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

**Other Business**

Staff stated that the public hearing item for a Code Text Amendment was originally sent out in the Commissioners packet however the published agenda states that it was withdrawn by staff and will be addressed at a later date.

Ms. Allen noted that she will not be at the meetings the next few months and that David Thornton will be attending the meetings in her place.

**Adjournment**

The meeting was adjourned at 9:00 PM