

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 14, 2012 MINUTES
6:00 p.m. to 6:08 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Gregory Williams, Keith Leonard and Loren Couch (1st Alternate).

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 2 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Lisa Cox, Planning Manager, announced that Commissioner Lyn Benoit submitted his resignation which would be effective August 10, 2012. The procedure for filling a vacancy on the Planning Commission would be for the first alternate to automatically move up upon formal appointment by City Council to become a regular Commissioner. Once City Council made that official assignment, Loren Couch would become the next regular Planning Commissioner, Jon Buschhorn would move up to become the first alternate and there would be a vacant alternate position on the Planning Commission as well as on the Zoning Board of Appeals. Chairman Wall thanked Lyn Benoit for his time spent on the Commission and welcomed Loren Couch to the Commission.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Text Amendment to Section 21.04.040(f)(5), ADU – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.04.040(f)(5), Accessory Dwelling Unit, Concerning Occupancy of Accessory Dwelling Units in the R-8, R-12, R-O and B-2 zone districts.

FILE #: ZCA-2012-356
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

3. Text Amendment to Section 21.04.030(a) – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.04.030(a), Other Animals, to include provisions concerning Racing Pigeons.

FILE #: ZCA-2012-357
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

4. Text Amendment to Section 21.07.010(c)(2) – Zoning Code Amendment

Request a recommendation of approval to City Council for a text amendment to Section 21.07.010(c)(2), adopting the October 16, 2012 Flood Insurance Study and Flood Insurance Rate Map.

FILE #: ZCA-2012-393
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Lisa Cox clarified the recommendation on Item 3 related to adding use specific standards for racing pigeons. She said the last provision in the proposed code amendment read that a structure housing racing pigeons shall not be closer than 100 feet to any adjacent residential or commercial structure on another property. However, after discussion with representatives of the local racing club, it was determined that a 100 foot separation requirement was perhaps a little overly restrictive because it could potentially preclude some individuals from being able to participate in the raising and keeping of racing pigeons. She added that the intent of the provision was to afford protection to adjacent property owners from potentially negative impacts where someone did have racing pigeons. In an effort to meet the objective, she recommended reducing the separation requirement from 100 feet to 50 feet. This reduction would still provide protections to adjacent property owners. Ms. Cox stated that if the Planning Commission was amenable to leaving this item on the Consent Agenda, that the change be made in the proposed ordinance to reduce the separation requirement from 100 feet to 50 feet. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items. As none of the Commissioners sought further explanation on the change, Chairman Wall then asked for a motion which referenced the proposed change regarding Item number 3.

MOTION: (Commissioner Pavelka) “Mr. Chairman, I move we approve the Consent Agenda as read except for modifying Item Number 3 to include changing the separation requirement from 100 feet to 50 feet.”

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

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:08 p.m.