

**GRAND JUNCTION PLANNING COMMISSION
JANUARY 8, 2013 MINUTES
6:00 p.m. to 6:18 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), Ebe Eslami (Vice Chairman), Gregory Williams, Keith Leonard, Jon Buschhorn, Christian Reece and Loren Couch.

In attendance, representing the City's Public Works, Utilities and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Scott Peterson (Senior Planner), Jody Kliska (Transportation Engineer) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 8 interested citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Colorado Mesa University Rezone – Planned Development – Extension Request

Request a recommendation of approval to City Council for an extension of five (5) additional years until December 2017 for the previously approved Outline Development Plan to allow a mixture of residential, commercial and light industrial uses on 154.08 +/- acres in a PD (Planned Development) zone district.

FILE #: ODP-2008-154

APPLICANT: Colorado Mesa University Real Estate Foundation

LOCATION: 2899 D 1/2 Road

STAFF: Scott Peterson

3. Stepaside Rezone – Rezone – CONTINUED TO A DATE UNDETERMINED

Request a recommendation of approval to City Council to rezone 0.986 acres from an R-1 (Residential 1 du/ac) to an R-2 (Residential 2 du/ac) zone district.

FILE #: RZN-2012-533

APPLICANT: Sandra Pittenger

LOCATION: 679 Stepside Drive

STAFF: Lori Bowers

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. Chairman Wall stated that he had been notified that this item had been requested to be continued to January 22, 2013. Lisa Cox, Planning Manager, confirmed that staff had received a request for the item be continued to the January 22nd Planning Commission meeting. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda.

MOTION: (Commissioner Eslami) “Mr. Chairman, I make a motion that we approve the Consent Agenda as read.”

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

Public Hearing Items

4. Grand Valley Circulation Plan Amendment – Comprehensive Plan Amendment

Request a recommendation of approval to City Council of a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan on and near the property (36 +/- acres) north of I-70 Business Loop between 28 and 28 1/4 Roads to add two future collector streets and an unclassified street in the area to improve future capacity, connectivity and circulation in an existing C-1 (Light Commercial) zoning district.

FILE #: CPA-2012-584
APPLICANT: Jody Kliska – City of Grand Junction
LOCATION: North of I-70 Business Loop between 28 and 28 1/4 Roads
STAFF: Jody Kliska

STAFF PRESENTATION

Jody Kliska, City Transportation Engineer, made a PowerPoint presentation on the proposed Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan in the vicinity east of 28 Road and north of the I-70 Business Loop. Representatives of the property owners approached the City about amending the Circulation Plan. She stated the subject property was currently zoned for high density residential. Ms. Kliska indicated the property owners asked for more clarity regarding rights-of-way through and around this property.

According to the existing Circulation Plan, 28 Road was shown as a minor arterial with Grand Avenue as an extension. The amendment would have an extension of Gunnison Avenue on the north side of the property from 28 Road to 28 1/2 Road and the extension of Grand Avenue to approximately Chipeta Avenue and an unclassified street through the property. This would provide better circulation for the property.

Ms. Kliska said that there were six criteria for evaluation provided for in the Zoning and Development Code before the Circulation Plan could be amended. Those criteria and

staff's analysis included the following: 1) There was an error such that then existing facts, projects or trends that were reasonably foreseeable were not accounted for. Response: Staff's analysis concluded that there was no error as the proposed Grand Valley Circulation Plan was being amended to anticipate and accommodate future growth patterns for the subject area as well as the community at-large; 2) Subsequent events had invalidated the original premises and findings. Response: It was determined that the area and the community would benefit from safer, and more efficient traffic circulation and interconnectivity around and through the property with anticipated development. New development would require good access and connectivity to surrounding streets to provide an efficient circulation plan for the community, as well as future residents and commercial development of the property; 3) The character and condition of the area had changed enough that the amendment was acceptable. Response: The current Grand Valley Circulation Plan was being updated to reflect how the Comprehensive Plan anticipated future development would take place. The Comprehensive Plan Future Land Use Map anticipated higher residential development and possible commercial development; 4) The community or area as defined by the presiding body would derive benefits from the proposed amendment. Response: The benefits to the area would include safer and more efficient traffic circulation and street interconnectivity around and through the property; 5) The change would facilitate safe and efficient access for all modes of transportation. Response: Staff believed that the proposed changes would provide good access and circulation for users of the transportation system with multiple ways to travel through the area and connect to larger transportation networks, and would also facilitate safe and efficient vehicular access; 6) The changes furthered the goals of circulation and connectivity. Good access to and through this large property would guide this property to provide an appropriate street network.

Ms. Kliska concluded that after review, staff made findings of facts and conclusions that the Grand Valley Circulation Plan Amendment was consistent with the goals and policies of the Comprehensive Plan by anticipating future development of the area as identified by the residential and commercial land use designations of the Comprehensive Future Land Use Plan, and that the applicable review criteria of the Zoning and Development had been met. Staff recommended that the Planning Commission forward a recommendation of approval for the requested Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan to City Council.

Questions

With regard to the proposed map for the Circulation Plan, Commissioner Leonard asked if the proposed major collector and the unclassified designations were set in stone and, if so, how was that determined. Ms. Kliska said that the Circulation Plan showing the future roadways was mainly to guide what was envisioned and that the exact alignment did not need to follow that the Plan exactly; however, it would have to meet the criteria of the Transportation Engineering and Design Standards.

Public Comment

None.

Discussion

Commissioner Eslami stated that it seemed reasonable to him.

Commissioner Leonard asked if the lines were just generalized. Lisa Cox, Planning Manager, confirmed that the lines on the map gave the general indication of where a facility would be appropriate and the type of classification.

Chairman Wall agreed and thought it was consistent and made sense.

MOTION: (Commissioner Eslami) “Mr. Chairman, on item CPA-2012-584, I move that the Planning Commission forward a recommendation of approval of the request to the Comprehensive Plan to amend the Grand Valley Circulation Plan with the facts and findings listed in the staff report.”

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

General Discussion/Other Business

Ms. Cox stated that there were a few citizens in the audience who came in after the meeting had started. She had explained at the beginning of the meeting that the Stepside rezone had been pulled from this agenda. She then said that if anyone had any questions on the agenda that she would be available to help them or they could ask them now. Someone asked about the Stepside Rezone request. Ms. Cox said that the item had been pulled from the agenda so staff could consider other information related to the rezone request that might be relevant to the entire community and all parcels zoned R-1 in the City. Rather than address the site specific request to rezone for one property, staff wanted to consider possible solutions that might be a greater benefit to all properties zoned R-1 in the community. Staff would consider other solutions which would be brought back to the Planning Commission. Ms. Cox confirmed that it was the City's intent to notify property owners that would be impacted which would also include parcels 500 feet from property zoned R-1. It would also have a different file number as it would be a separate development application processed.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:18 p.m.