

GRAND JUNCTION PLANNING COMMISSION
February 26, 2019 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Bill Wade, George Gatseos, and Kathy Deppe, Christian Reece and Steve Tolle.

Also present were Community Development Department - Tamra Allen, Community Development Director, Dave Thornton (Senior Planner) and Kathy Portner (Community Services Manager).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 13 citizens in attendance during the meeting.

1. Minutes of Previous Meetings

The Planning Commission reviewed the meeting minutes from the February 12, 2019 meeting.

Chair Reece asked for a vote to approve the minutes. The vote was unanimously approved.

2. Hosanna Zone of Annexation FILE # ANX-2018-781

Consider a request to zone approximately 5.722-acres from County RSF-R (Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac) for the Hosanna Annexation, located at 743 24 ¾ Road.

Staff Presentation

Dave Thornton presented the request and noted staff recommended approval of the request.

Applicant Presentation

Ted Ciavonne, with Ciavonne, Roberts and Associates representing the property owner introduced himself. He had no presentation but noted the attendance at the neighborhood meeting. He responded to a questions about density from the Planning Commission.

Public Comment

Debbie Montfay and Carrie Byerly spoke to concerns about traffic for future development.

Questions for Staff

Planning Commission asked staff questions about notice and road connectivity as well as relevant zone districts for the implementation of the Comprehensive Plan.

Applicant Response

Mr. Ciavonne noted that interconnectivity is required

Commissioner Discussion

Commission Gatseos and Commissioner Wade, Deppe and Tolle spoke to the request and their support of the rezone due to compliance with the Comprehensive Plan.

Motion and Vote

Commissioner Wade made the following motion: Madam Chairman, on the Zone of Annexation for the Hosanna Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2018-781, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. Commissioner Gatseos seconded the motion.

The motion passed by a vote of 5-0.

3. Arlington Zone of Annexation **FILE# ANX-2018-777**

Consider a request to zone approximately 0.6 acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) for the Arlington Annexation, located at 265 Arlington Drive.

Staff Presentation

Dave Thornton presented the request and staff's recommendation of approval.

Commissioner Questions

Commissioner Gatseos asked about serial annexations.

Applicant Presentation

Hal Heath, partner in the ownership, was present for questions. He was asked about access to parkland.

Public Comment

No comment was received.

Questions for Staff

No questions were asked of staff

Commissioner Discussion

Commission Gatseos noted he agreed with Staff's findings.

Motion and Vote

Commissioner Gatseos made the following motion: Madam Chairman, on the Zone of Annexation for the Arlington Annexation to R-4 (Residential – 4 du/ac) zone district, file number ANX-2018-777, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. Commissioner Deppe seconded the motion.

The motion passed unanimously by a vote of 5-0.

4. Dos Rios Drive Right-Of-Way Vacation FILE# VAC-2018-356

Consider a request to vacate a portion of the right-of-way for Dos Rios Drive and C $\frac{3}{4}$ Road to realign the future street

Staff Presentation

Kathy Portner made a presentation and presented staff recommendation of approval.

Applicant Presentation

The City is the Applicant.

Public Comment

No comment was received.

Questions for Staff

No questions were asked of staff.

Commissioner Discussion

Commissioner Wade indicated support for the request.

Motion and Vote

Commissioner Deppe made the following motion: Madam Chairman, on the request to vacate a portion of the Dos Rios Drive and C $\frac{3}{4}$ Road right-of-way, file number VAC-2018-356, I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

5. Grand Junction Regional Airport Institutional and Civic Master Plan FILE# FMP-2018-405

Consider a request for approval of an Institutional and Civic Master Plan for the Grand Junction Regional Airport, amendment to Ordinance 3679, Planned Development, and vacation of a portion of the 27 $\frac{1}{4}$ Road right-of-way adjacent to Airport property.

Staff Presentation

Kathy Portner presented the requests and staff' recommendation of approval.

Questions for Staff

Commissioner Gatseos asked about the land patent transfer.

Applicant Presentation

Eric Trinklein Director of Planning and Development for the Grand Junction Regional Airport and Tim Malloy, representative, Ryan Hayes with Mead and Hunt presented the requests.

Questions for Staff

Commissioner Wade asked about the potential 29 Road and I-70 Interchange to impact this request.

Public Comments

No comment was received.

Commissioner Discussion

No discussion by Commissioners.

Motion and Vote

Commissioner Wade made the following motion: Madam Chairman, on the request to approve the Civic and Institutional Master Plan and Amendment to Ordinance 3679 as presented in file FMP-2018-405), I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report. Commissioner Gatseos seconded the motion.

The motion passed unanimously by a vote of 5-0.

Commissioner Deppe made the following motion: Madam Chairman, on the request to Vacate a portion of the 27 ¼ Road Right-of-Way as presented in file FMP-2018-405, I move that the Planning Commission forward a recommendation of approval with the findings of fact and conditions as listed in the staff report. Commissioner Tolle seconded the motion.

The motion passed unanimously by a vote of 5-0.

Other Business

None.

Adjournment

The meeting was adjourned at 7:31 p.m.