

GRAND JUNCTION PLANNING COMMISSION
January 22, 2019 MINUTES
6:00 p.m. to 7:52p.m.

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

Those present were Planning Commissioners; Christian Reece, Kathy Deppe, Andrew Teske, and Steve Tolle.

Also present were Community Development Department staff–Tamra Allen, (Community Development Director), Andrew Gingerich, Associate Planner, Jace Hochwalt, Associate Planner, Scott Peterson, Senior Planner, Tom Dixon, Senior Planner.

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 16 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the December 11, 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Deppe moved to approve the minutes as presented.

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

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

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

**2. Microgrid Solar Landscape Standards
Variance**

FILE # VAR-2018-763

Consider a request for a Variance from landscape standards in Zoning and Development Code section 21.06.040 for development of a solar garden on 13 acres in an I-1 zone district, located at 2169 River Road.

Action: Final Decision

Applicant:	Jon Fitzpatrick, Pivot Energy
Location:	2169 River Road
Staff Presentation:	Andrew Gingerich, Associate Planner

Staff Presentation

Andrew Gingerich, (Associate Planner) stated that this request is to consider a request for a Variance from landscape standards in Zoning and Development Code section 21.06.040 for development of a solar garden on 13 acres in an I-1 zone district, located at 2169 River Road.

Mr. Gingerich continued with a PowerPoint presentation.

Questions for Staff

Mr. Gingerich addressed concerns regarding glare from solar panels.

Applicants Presentation

The applicant Jon Fitzpatrick, Pivot Energy stated he feels the staff presentation was helpful. Mr. Fitzpatrick gave an overview of his company and their project. Mr. Fitzpatrick addressed concern regarding glare from the solar panels

Public Comment

Chairman Reece opened the public hearing for public comment, hearing none, the public comment period was closed.

Commissioner Discussion

Commissioner discussion included the appropriateness of a landscape variance for this project at this particular site and whether CDOT had reviewed the project.

Motion and Vote

Commissioner Teske moved to approve the Landscape Variance.

Commissioner Deppe seconded the motion. The motion carried 4-0.

Chairman Reece called for a 5-minute break at 6:19 for Commissioner Ehlers, who had just arrived, to take his seat among the Commissioners.

3. Cottonwood Easement Vacation / Sewer Variance

FILE # VAC-2018-646

Consider a request to vacate a public utility easement and a request for a sewer variance, located at 2626 Cottonwood Drive.

Action: Recommendation to City Council

Applicant:	Muddy Gap, LLC - Owner
Location:	2626 Cottonwood Drive
Staff Presentation:	Jace Hochwalt, Associate Planner

Staff Presentation

Jace Hochwalt, (Associate Planner) stated that this request is to consider a request to vacate a public utility easement and a request for a sewer variance, located at 2626 Cottonwood Drive

Mr. Hochwalt continued with a PowerPoint presentation.

Questions for Staff

None

Applicants Presentation

The applicant, Burt Hammond, questioned why it was so expensive, complex and time-consuming to build one building in that zone district. Mr. Hammond stated that everyone he has dealt with has been pleasant, however the process is cumbersome.

Public Comment

Chairman Reece opened the public hearing for public comment, hearing none, the public comment period was closed.

Commissioner Discussion

Commissioner discussion concluded that the project has met the criteria.

Motion and Vote

Commissioner Deppe moved to approve the vacation of a public utility easement and a request for a sewer variance.

Commissioner Tolle seconded the motion. The motion passed unanimously.

4. South Twenty Zone of Annexation

FILE # ANX-2018-659

Consider a request to zone approximately 20.18-acres from County RSF-R (Residential Single Family – Rural) to a City R-4 (Residential – 4 du/ac) and R-8 (Residential – 8 du/ac) for the South Twenty Annexation, located at 2335 H Road.....

Action: Recommendation to City Council

Applicant:	South Twenty LLC, Owner
Location:	2335 H Rd

Staff Presentation:

Scott D. Peterson, Senior Planner

Staff Presentation

Scott D. Peterson, (Senior Planner) stated that this request is to consider a request to zone approximately 20.18-acres from County RSF-R (Residential Single Family – Rural) to a City R-4 (Residential – 4 du/ac) and R-8 a (Residential – 8 du/ac) for the South Twenty Annexation, located at 2335 H Road.

Mr. Peterson continued with a PowerPoint presentation.

Questions for Staff

Mr. Peterson addressed concerns regarding how the proposed zone meets the criteria of the Comprehensive Plan and the location of a future Fire Station.

Applicant Presentation

Mandy Rush, South Twenty LLC, Owner, explained why they chose the requested zone districts.

Public Comment

None

Commissioner Discussion

Commissioner discussion included the need for density in that area. Commissioner Ehlers felt that the densities proposed did not meet the intent of the Comprehensive Plan.

Motion and Vote

Commissioner Deppe moved to approve the zone request.

Commissioner Tolle seconded the motion. The motion failed with three votes Yea and Commissioners Teske and Ehlers voting Nay. Chairman Reece explained it would take a vote of four Yeas for the motion to move forward. Ms. Allan explained that the motion received a majority approval, however it did not pass and will be conveyed to City Council in that manner.

5. Stocker Suites Rezone

FILE # RZN-2018-724

Request to rezone 0.62 acre from a City R-16 (Residential 16 du/ac) to a City R-24 (Residential 24+ du/ac) zone district.

Action: Recommendation to City Council

Applicant:

Jeff Stocker

Location:

1213 N 15th St & 1420 Glenwood Ave

Staff Presentation:

Tom Dixon

Staff Presentation

Tom Dixon, (Senior Planner) stated that this request is to consider a request to rezone 0.62 acre from a City R-16 (Residential 16 du/ac) to a City R-24 (Residential 24+ du/ac) zone district.

Mr. Dixon continued with a PowerPoint presentation.

Questions for Staff

Mr. Dixon addressed concerns regarding the minimum density, road classifications, bulk standards, height limits and if there were existing examples of this density in the community.

Applicant Presentation

Lisa Cox, Vortex Engineering, stated she was representing the applicant. Ms. Cox gave a brief presentation of the project.

Public Comment

None

Commissioner Discussion

None

Motion and Vote

Commissioner Ehlers moved to approve the rezone request.

Commissioner Teske seconded the motion. The motion passed unanimously.

Other Business

None

Adjournment

The meeting was adjourned at 7:52p.m.