

GRAND JUNCTION PLANNING COMMISSION
July 23, 2019 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chairman Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, Steven Tolle and Ken Scissors.

Also present were Jamie Beard, (Assistant City Attorney), Tamra Allen, (Community Development Director), Dave Thornton, (Principal Planner), Scott Peterson, (Senior Planner), and Jace Hochwalt, (Associate Planner).

There were approximately 18 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the June 25, 2019 meeting.

Commissioner Wade moved to approve the minutes as written. Commissioner Deppe seconded the motion.

The motion passed unanimously by a vote of 7-0.

2. Ramblebine Brewing Conditional Use Permit FILE# CUP-2019-331

Consider a request for a Conditional Use Permit (CUP) for the property located 457 Colorado Avenue, to allow a brewery and taproom which is categorized as a bar/nightclub use.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced the exhibits to the record and presented a PowerPoint presentation detailing the property and the request for a Conditional Use Permit at Ramblebine Brewing Company.

Mr. Hochwalt found that all Conditional Use Permit criteria has been met and concluded his presentation.

Applicant's Presentation

Eli Gearson, Applicant, was present and answered a question regarding the hours of operation of the establishment.

Public Comment

No public comment.

Discussion

Commissioners Gatseos and Wade made comments in support of the request.

Motion and Vote

Commissioner Wade made the following motion: "Madam Chairman, on the application for a Conditional Use Permit for the Ramblebine Brewing Company located at 457 Colorado Avenue, CUP-2019-331, I move that the Planning Commission recommend approval." Commissioner Deppe seconded the motion.

The motion passed with a vote of 7-0.

3. Kiser Annexation

File# ANX-2019-274

Consider a request to zone approximately 2.89-acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-2 (Residential – 2 du/ac) for the Kiser Annexation, located at 136 Vista Grande Road.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and presented a PowerPoint presentation regarding the request to zone approximately 2.89-acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-2 (Residential – 2 du/ac) for the Kiser Annexation.

Mr. Peterson stated that Staff recommends approval of the requested Zone of Annexation.

Applicant's Presentation

The applicant, Stan and Judy Kiser, were present and did not wish to make any further comments.

Public Comment

No public comment was made.

Motion and Vote

Commissioner Gatseos made the following motion: "Madam Chairman, on the Zone of Annexation to R-2 (Residential 2 du/ac) zone district, file number ANX-2019-274, 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 Wade seconded the motion.

The motion passed with a vote of 7-0.

4. Two Ponies Annexation

File# ANX-2019-269

Consider a request to zone approximately 16-acres from County RSF-R (Residential Single Family – Rural, 1 du/5 ac) to a City R-8 (Residential – 8 du/ac) and City C-1 (Light Commercial for the Two Ponies Annexation, located at 3095 D 1/2 Road.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and presented a PowerPoint regarding the request for a Zone of Annexation from County RSF-R (Residential Single Family – Rural, 1du/5ac) to a City R-8 (Residential – 8 du/ac) for 11.83 acres and City C-1 (Light Commercial) for 3 acres for the Two Ponies Annexation.

Mr. Thornton stated that Staff recommends approval of the requested Zone of Annexation.

Applicant's Presentation

Lisa Cox, Vortex Engineering, represented the applicant and gave a presentation on the proposed annexation.

Commissioner Reece asked the applicant if they felt the 3-acres of C-1 zoned land will be sufficient for commercial uses in this area. Ms. Cox responded that after analysis she believes 3-acres will be sufficient.

Discussion was made about the impact on current resident's services.

Discussion was made on the traffic implications of the proposed rezone.

Public Comment

No public comment.

Motion and Vote

Commissioner Gatseos made the following motion: "Madam Chairman, on the Zone of Annexation for the Two Ponies Annexation to R-8 (Residential 8 du/ac) zone district and C-1 (Light Commercial), file number ANX-2019-269, 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 with a vote of 7-0.

5. Townhomes at River Park Annexation

File# ANX-2019-295

Consider a request by Gato Development LLC to zone 5.72 acres from County RMF-8 (Residential Multi Family – 8 du/ac) to a City R-8 (Residential – 8 du/ac) for the Townhomes at River Park Annexation located at 3178 D Road.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and presented a PowerPoint regarding the request by Gato Development LLC to zone 5.72 acres from County RMF-8 (Residential Multi Family – 8 du/ac) to a City R-8 (Residential – 8 du/ac) for the Townhomes at River Park Annexation located at 3178 D Road.

Mr. Thornton concluded that all five review criteria have been met and therefore Staff recommends approval.

Applicant's Presentation

The applicant, Gato Development LLC, was present and did not wish to make additional comments.

Public Comment

No public comments.

Motion and Vote

Commissioner Wade made the following motion: "Madam Chairman, on the Zone of Annexation for the Townhomes at River Park Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2019-295, 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 with a vote of 7-0.

6. Brady Comprehensive Plan Amendment and Rezone

File# RZN-2019-263, RZN-2019-256

Consider a request by SLB Enterprises LLC, for a Comprehensive Plan Amendment from Industrial and Commercial/Industrial Future Land Use designations to a Commercial Future Land Use designation and a Rezone from I-1 (Light Industrial) and I-O (Industrial/Office) to C-1 (Light Commercial) for three properties having a total of 12.2 acres and located north of the Colorado River, south of C ½ Road and directly east of Las Colonias Park.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and presented a PowerPoint regarding the request by SLB Enterprises LLC for a Comprehensive Plan Amendment and Rezone.

Questions for Staff

Commissioner Wade asked about the neighborhood meeting and feedback from surrounding residents.

Discussion was made about the uses allowed in the C-1 (Light Industrial) zone district.

Applicant's Presentation

Ted Ciavonne, Ciavonne & Associates, represented the Applicant who was also present.

Public Comment

Enno Heuscher and Pauline Heuscher spoke in support of the proposed comprehensive plan amendment and rezone.

Commissioner Discussion

Commissioners Reece, Gatseos, Deppe, and Scissors stated support for the proposed rezone.

Motion and Vote

Commissioner Wade made the following motion: "Madam Chair, on the Comprehensive Plan Amendment CPA-2019-259 and Rezone request RZN-2019-256, I move that the Planning Commission recommend approval with the findings of fact as listed in the staff report, to:

1. Comprehensive Plan Amendment on a 7.23-acre parcel located at 347 27 ½ Road from its current Future Land Use designation of Industrial to a designation of Commercial/Industrial and a Comprehensive Plan Amendment from Commercial/Industrial to Commercial for two parcels of land consisting of 5.15 acres addressed 2757 C ½ Road and including the unaddressed parcel adjacent to the west;
2. Rezone a total of 12.38 acres of property to Light Commercial (C-1); including the 7.23-acre property located at 347 27 ½ Road currently zoned Industrial (I-1) zoning and the properties at located 2757 C ½ Road and the adjacent unaddressed parcel with a combined acreage of 5.15 currently zoned Industrial/Office Park (I-O)."

Commissioner Deppe seconded the motion.

The motion passed with a vote of 7-0.

Item 7. Other Business

None

Adjournment

The meeting was adjourned at 7:31pm.