GRAND JUNCTION PLANNING COMMISSION
December 10, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00pm by Vice Chair Bill Wade.

Those present were Planning Commissioners; Vice Chair Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, Sam Susuras and Ken Scissors.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), Senta Costello (Associate Planner), and Jace Hochwalt (Associate Planner).

There were approximately 11 citizens in the audience.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda items #1-6. Commissioner Gatseos seconded the motion. Motion carried unanimously 6-0.

1. **Approval of Minutes**
    a. Minutes of the November 12, 2019 Regular Meeting.

2. **Rivertown Center – Vacation of Utility Easement File # VAC-2019-562**
Consider a request by DRK Associates to vacate the south 4 feet of the 14-foot Multi-Purpose Easement along Dewey Place located on a property at 2566 Patterson Road.

3. **Court on G Road Subdivision – Vacation of Public Right-of-Way File #VAC-2019-646**
Consider a request by Anatum, LLC to vacate the undeveloped Westcliff Drive Public Right-of-Way of 322.19 lineal feet as part of the development of the proposed Court on G Subdivision located south of G Road and east of 27 Road.

4. **Court on G Road Subdivision – Vacation of Utility Easement File # VAC-2019-647**
Consider a request by Anatum, LLC, to vacate two 10-foot public utility easements located at 2711 G Road.

5. **Hoffman III Subdivision – Vacation of Utility Easement File # VAC-2019-589**
Consider a request by Habitat for Humanity to vacate a public utility easement located on parcel 2943-212-06-100 and Hoffman Subdivision Filing II.

6. **Grand Falls Townhomes – Vacation of Public Easements File # VAC-2019-652**
Consider a request by Corey Bendetti to vacate public easements on a 1.26-acre parcel located at 588 North Grand Falls Court.

REGULAR AGENDA

1. **Grand Falls Townhomes – Rezone File # RZN-2019-649**
Consider a request by Corey Bendetti to rezone 1.26-acres from PD (Planned Development) to R-8 (Residential 8 units per acre).

Staff Presentation
Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
Jim Atkinson, Vortex Engineering, spoke on behalf of the Applicant regarding the request.

Public Comment
The public hearing was opened at 6:13pm.

None.

The public hearing was closed at 6:14pm.

Motion and Vote
Commissioner Susuras made the following motion, "Mister Chairman, on the Rezone request RZN-2019-649 I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report."

Commissioner Gatseos seconded the motion. The motion carried 6-0.

2. **Casas de Luz – Planned Development Amendment File # PLD-2010-259**
Consider a request by Dynamic Investments Inc., to amend the phasing schedule for the Casas de Luz Planned Development and associated Outline Development Plan.

Staff Presentation
Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Ehlers asked Staff for clarification regarding the request and a versus editing the original approved plan.

Commissioner Wade asked Staff for clarification regarding PD extensions.

Applicant's Presentation
The Applicant, Robert Stubbs, Dynamic Investments, Inc., was present and did not make a comment.

Public Comment
The public hearing was opened at 6:26pm.

Russ Carson and Patricia McVane made comments in opposition of the request.

The Applicant, Robert Stubbs, Dynamic Investments, Inc., responded to public comment.

Commissioner Deppe asked a question regarding the Planned Development.

The public hearing was closed at 6:38pm.

Discussion
Commissioner Gatseos, Ehlers, and Wade made comments in support of the request.

Motion and Vote
Commissioner Gatseos made the following motion, "Mister Chair, on the Casas de Luz request to amend the phasing schedule of the previously approved Planned Development, located at West Ridges Boulevard and School Ridge Road, City file number PLD-2010-259, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report."

Commissioner Susuras seconded the motion. The motion carried 6-0.

3. 1221 Wellington Avenue – Rezone File # RZN-2019-598
Consider a request by John Poorey, Baseline Capital Investments, LLP, to rezone 1.81-acres from R-24 (Residential 24 units per acre) to B-1 (Neighborhood Business).

Staff Presentation
Landon Hawes, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
Bill Plock, Baseline Capital Investments, LLP, owner, was present and did not make a comment.

Public Comment
The public hearing was opened at 6:52pm.

None.

The public hearing was closed at 6:52pm.

Questions for Staff
None.

Discussion
None.

Motion and Vote
Commissioner Gatseos made the following motion, "Mister Chair, on the Rezone request to B-1 for the property located at 1221 Wellington Avenue, City file number RZN-2019-598, 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 Susuras seconded the motion. The motion carried 6-0.

4. **Drinking Establishment/Brewery – Zoning Code Amendment File # ZCA-2019-644**
Consider a request by the City of Grand Junction to amend various sections of the Zoning and Development Code (Title 21) related to drinking establishments.

Staff Presentation
Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Ehlers asked a question regarding the absence of a "winery, tasting room" component in the proposed definition.

Tamra Allen, Community Development Director, explained the use of “winery” being consistent with an agricultural use, and tasting room could be categorized with “drinking establishment.”

Commissioner Scissors asked a question regarding the necessity of the CUP process being required in the I-O, I-1 and I-2 zone districts.

Mr. Hochwalt and Ms. Allen responded to Commissioner Scissors.

Public Comment
The public hearing was opened at 7:19pm.

None.

The public hearing was closed at 7:20pm.

Discussion
Commissioner Gatseos made a comment in support of this request.

Motion and Vote
Commissioner Ehlers made the following motion, “Mister Chairman, on the Zoning and Development Code Amendments, ZCA-2019-644, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.”

Commissioner Scissors seconded the motion. The motion carried 6-0.

5. Other Business

None.

6. Adjournment

The meeting was adjourned at 7:22pm.