

GRAND JUNCTION PLANNING COMMISSION
January 28, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:04pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chair Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, and Andrew Teske.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Landon Hawes (Senior Planner), and Jarrod Whelan (Development Engineer).

There were approximately 5 citizens in the audience.

CONSENT AGENDA

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

1. Approval of Minutes

- a. Minutes of the December 10, 2019 Regular Meeting.

REGULAR AGENDA

1. Mays Rental Properties – Rezone **File # RZN-2019-660**

Consider a request by Mays Rental Properties, LLC, for a rezone of 3.64 +/- acres from PD (Planned Development) to a C-1 (Light Commercial) zone district in anticipation of future commercial development.

Staff Presentation

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

Questions for Staff

Commissioner Wade asked a question regarding the infrastructure upgrades of Riverside Parkway.

Commissioner Wade asked if any of the units are occupied now.

Commissioner Reece asked a question regarding the proposed use and traffic ingress/egress.

Applicant's Presentation

Cliff Mays Jr., Mays Rental Properties, LLC, was present and did not make a comment.

Public Comment

The public hearing was opened at 6:18pm.

None.

The public hearing was closed at 6:18pm.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the Mays Rental Property rezone request to C-1 (Light Commercial) for the property located at 2389 Riverside Parkway, City file number RZN-2019-660, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact in the staff report."

Commissioner Deppe seconded the motion.

Discussion

Commissioner Teske made a comment in support of the request.

The motion carried 6-0.

2. Barnes Electric – Annexation File # ANX-2019-627

Consider a request by Old Rascal, LLC, to annex and zone approximately 0.521-acres from County PUD (Planned Unit Development) to a City I-1 (Light Industrial) for the Barnes Electric Annexation.

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

The Applicant, Old Rascal, LLC, was present and did not make a comment.

Public Comment

The public hearing was opened at 6:28pm.

None.

The public hearing was closed at 6:28pm.

Motion and Vote

Commissioner Deppe made the following motion, "Madam Chairman, on the annexation zoning request for the property located at 2806 ½ Perry Drive, City file number ANX-2019-627, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Wade seconded the motion.

Discussion

Commissioner Reece made a comment in support of the request.

The motion carried 6-0.

3. Code Text Amendment – Height in C-1, C-2 and I-O Zones File # ZCA-2019-715

Consider a request by the City of Grand Junction to amend the Mixed Use and Industrial Bulk Standards Summary Table, as well as Section 21.03.070(d)(4), of the Zoning and Development Code, regarding maximum height of structures in the C-1, C-2, and I-O zone districts.

Staff Presentation

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

Questions for Staff

None.

Public Comment

The public hearing was opened at 6:37pm.

Ted Ciavonne, Ciavonne Roberts & Associates, made a comment in support of the request.

The public hearing was closed at 6:38pm.

Discussion

Commissioners Reece, Wade, Gatseos made comments in support of the request.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the request to amend the Zoning and Development Code regarding height in C-1 and C-2 zone districts, City file number ZCA-2019-715, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

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

4. Other Business

None.

5. Adjournment

The meeting was adjourned at 6:40pm.