

GRAND JUNCTION PLANNING COMMISSION
November 14, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chairman Teske.

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Melanie Duyvejonck, Sandra Weckerly, Ken Scissors, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 22 members of the public in attendance, and 3 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 10, 2023.

2. Orchard Estates Easement Vacation

VAC-2023-567

Consider a Request by Ruckman Holdings LLC, Terry Ruckman, to Vacate a Portion of a Public Utility Easement Located within the Orchard View Way Right-of-Way.

Commissioner Secrest Moved to approve the item.

Commissioner Ehlers seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning and Development Code Update – GJMC Title 21

ZCA-2023-172

Consider a Repeal of the 2010 Title 21 Zoning and Development Code and Adoption of the 2023 Zoning and Development Code; Consider Transitioning Zone Districts on the Official Zoning Map in Accordance with the 2023 Zoning and Development Code.

Staff Presentation

Niki Galehouse, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Elizabeth Garvin and Gabby Hart, consultants with Clarion and Associates, expanded on Mrs. Galehouse's presentation.

Kevin Bray, a member of the Zoning and Development Code Committee, gave a presentation and spoke on behalf of the committee.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 7, 2023, via www.GJSpeaks.org.

Dave Zollner spoke against the retirement of the R-1 and R-2 zone districts. He argued that retirement of these districts would reduce housing options.

Bob Fuoco agreed with Mr. Zollner.

Will Findlay with PRAB provided context about the discussions around the revisions to the Open Space requirements.

Larry Tyson agreed with Mr. Zollner and Mr. Fuoco.

Hogan Peterson commented that while the code revisions were not unanimously agreed on, they did achieve a broad degree of consensus. He expressed concerns about the additional documents because they conflicted with the recommendations of the Zoning Code Committee.

Shiloh White stated that the retiring of the R-E, R-1, and R-2 zoning was counterproductive to the goal of increasing housing options. She provided housing statistics and argued that while the zones would not be immediately removed, it would be easier for developer to rezone to higher density moving forward.

Mike Wall with Wall Development Group spoke on the criticality of drive-thrus on retail redevelopment. He noted that many traditionally “sit-down” restaurants were starting to include drive-thrus to capture a larger customer base.

Doug Poppe with Equity Ventures recommending creating design standards for analysis of compatibility of drive-thru uses along the 24 Road corridor.

Ron Abeloe suggested changes for the language in the open space dedications pertaining to easements being allowed in parks and the economic goals of the developer when determining which land would be dedicated. He agreed with Mr. Wall and Mr. Poppe on the drive-thru standards for 24 Road. He argued in favor of the changes to downtown parking requirements and utilities undergrounding.

Mike Foster spoke in opposition of the drive-thru regulations on 24 Road. He argued in favor of the reduced requirements for undergrounding utilities.

The public comment period was closed at 7:16 p.m. on November 14, 2023.

Commissioner Weckerly clarified that if a property currently existed as R-E, R-1, or R-2, it could be further developed as such, but if it was annexed it would need to be zoned to a higher density

as outlined in the Comprehensive Plan. She noted that these retired zones were already prohibited in the Comprehensive Plan and that the code update was just bringing the code into alignment with the Comp Plan. She asked who would be impacted if they approved the retirement of the R-1 and R-2 zone districts.

Conversation ensued about the 24 Road overlay, site access and restrictions around drive thrus, the impact of the overlay on the affected property owners, and the existing overlay and its implementation.

Commissioner Ehlers asked about size requirements for parks.

The public hearing was closed at 7:43pm on November 14, 2023.

Discussion

Commissioner Ehlers suggested placing the most controversial items on an adjacent issues list and creating a separate committee to assess those items prior to bringing the code changes to City Council.

Chairman Teske asked if there was discussion about formation of an adjacent issues committee at the November 13, 2023 City Council workshop.

Commissioner Scissors agreed with Commissioner Ehlers that there should be more outreach and input from the owners along 24 Road to ensure their voices would be heard prior to making a decision. He also asked for clarification of “adjacent issues”.

Commissioner Secrest asked for clarification on how code revisions could take place after adoption.

Conversation ensued about amending any suggested motions to include formation of an adjacent issues committee, CUPs for drive-thrus along the 24 Road corridor, parking in the downtown area, and Open Space designations.

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to repeal and replace the 2010 Title 21 Zoning and Development Code of the Grand Junction Municipal Code as amended, City file number ZCA-2023-172, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report. This is a motion to adopt the draft as presented tonight. Additionally, we recommend formation of a post-adoption advisory committee to further discuss the adjacent issues.”

Commissioner Ehlers amended the motion with “The ongoing committee should be an advisory committee from local expertise as well as relevant city personnel and resources to address the adjacent issues because we had scope limitation issues previously.”

Commissioner Secrest seconded; motion passed 5-2.

Commissioner Weckerly made the following motion “Mr. Chairman, I move that the Planning Commission forward a recommendation of approval to City Council to incorporate the proposed revisions in Exhibit 8 – Addendum to the Adoption Draft into the Zoning and Development Code prior to final adoption.”

Commissioner Secrest seconded; motion passed 7-0.

Commissioner Weckerly made the following motion “Mr. Chairman, on the request to transition zone districts on the Official Zoning Map in accordance with the 2023 Zoning and Development Code, City file number ZCA-2023-172, 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 Scissors seconded; motion passed 7-0.

Commissioner Weckerly made the following motion “Mr. Chairman, I move that we move issues B & C from Exhibit 6, specifically drive-throughs on 24 Road and open space dedication process to the adjacent issues list to be discussed by a future committee.”

Commissioner Scissors seconded; motion passed 6-1.

2. Comp Plan Amendment – Chapter 3: Land Use Designation CPA-2023-177

An Ordinance Amending the One Grand Junction Comprehensive Plan with Revised Zone Districts to be Consistent with the Zoning & Development Code Update.

Staff Presentation

Niki Galehouse, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Chairman Teske asked for clarification as to why staff believed Criterion 1 had not been met.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 7, 2023, via www.GJSpeaks.org.

There were no comments from the public or from online attendees.

The public comment period was closed at 9:07 p.m. on November 14, 2023.

Discussion

No discussion occurred between the commissioners.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the One Grand Junction Comprehensive Plan Amendment, City file number CPA-2023-177, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.”

Commissioner Scissors seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Scissors moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 9:09 p.m.