

GRAND JUNCTION PLANNING COMMISSION
June 25, 2019 MINUTES
6:30 p.m.

The meeting of the Planning Commission was called to order at 6:30 pm by Chairman Christian Reece.

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

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

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the May 28, 2019 meeting.

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

The motion pass unanimously by a vote of 6-0.

2. Election of Officers

Commissioner Gatseos nominated Commissioner Wade for Vice-Chair, seconded by Commissioner Deppe. A vote was taken and Commissioner Wade was elected unanimously as Vice-Chair.

Vice-Chair Wade nominated Chairman Reece for Chairman, Commissioner Scissors seconded the motion. A vote was taken and Chairman Reece was elected Chairman unanimously.

3. Pepper Ridge Subdivision Vacation of Right-of-Way and Public Utility Easements FILE# VAC-2019-314 & VAC-2019-315

Consider a request by the Applicant, Ronald Vincent, to Vacate a Portion of undeveloped Public Right-of-Way (1,938 sq. ft.) and to Vacate Four (4) Separate Public Utility, Drainage and Sanitary Sewer Easements Located at the South End of W. Indian Creek Drive as part of the development of the proposed Pepper Ridge Subdivision.

Staff Presentation

Scott Peterson, Senior Planner, presented a PowerPoint presentation regarding the vacation of right-of-way and public utility easements for the proposed Pepper Ridge Subdivision.

Applicant's Presentation

Kim Kerk, representing the applicant Ronald Vincent, answered questions the Planning Commissioners had regarding the proposal.

Public Comment

None

Motion and Vote

Commissioner Wade made the following motion: Madam Chairman, on the Pepper Ridge Subdivision Easement Vacation request located at the south end of West Indian Creek Drive, City file number VAC-2019-314 and VAC-2019-315, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report. Commissioner Ehlers seconded the motion.

The motion passed with a vote of 6-0.

4. Sunshine of Delta Vacation of Right-of-Way File# VAC-2019-107

Consider a request by the Applicant, Sunshine of Delta, to Vacate Right-of-way situated between 383 29 Road and 379 29 Road.

Staff Presentation

Jace Hochwalt, Associate Planner, presented a PowerPoint presentation. Mr. Hochwalt explained that the Applicant, Sunshine of Delta, Inc., is requesting a vacation of a section of unimproved right-of-way between 383 29 Road and 379 29 Road.

Commissioner Questions

Commissioner Ehlers asked about road classifications and intersection spacing. Ms. Allen responded.

Applicant's Presentation

John Moir, applicant, did not wish to add anything to Staff's presentation.

Public Comment

None

Motion and Vote

Commissioner Gatseos made the following motion: Madam Chairman, on the Sunshine of Delta Right-of-Way Vacation request located between 383 29 Road and 379 29 Road, City file number VAC-2019-107, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report. Commissioner Wade seconded the motion

The motion passed with a vote of 6-0.

5. Sunshine of Delta Rezone

File# RZN-2019-263

Consider a request by the Applicant, Sunshine of Delta, to Rezone a Portion of the properties situated at 383 29 Road and 379 29 Road, totaling approximately 0.44 acres, to C-1 (Light Commercial).

Staff Presentation

Jace Hochwalt, Associate Planner, presented a PowerPoint presentation regarding the rezone. Mr. Hochwalt explained that the Applicant, Sunshine of Delta, Inc., is requesting the rezone 19,294 square feet (0.44 acres) to C-1 (Light Commercial), which is comprised of two sections.

Applicant's Presentation

John Moir, applicant, was present and felt the staff covered everything.

Public Comment

None

Commissioner Discussion

Commissioner Gatseos asked when the simple subdivision will get approved. Mr. Hochwalt responded.

Commissioners inquired about the future development of a new Golden Gate fueling center on the property to the north.

Motion and Vote

Commissioner Wade made the following motion: Madam Chairman, on the Rezone request to C-1 (Light Commercial) for the Portion of the properties situated at 383 29 Road and 387 29 Road, City file number RZN-2019-263, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact listed in the staff report. Commissioner Ehlers seconded the motion.

The motion passed with a vote of 6-0.

Item 6. Other Business

None.

Adjournment

The meeting was adjourned at 7:19.