

**GRAND JUNCTION PLANNING COMMISSION**  
**October 22, 2019 MINUTES**  
**6:00 p.m.**

The meeting of the Planning Commission was called to order at 6:03pm by Chairman Christian Reece.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Rick Dorris (Development Engineer), Kristen Ashbeck (Principal Planner), and Scott Peterson (Senior Planner).

There were approximately 110 citizens in the audience.

**1. Meeting of Previous Meeting(s)**

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The Planning Commission reviewed the meeting minutes from the October 8, 2019 meeting.

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

The motion carried unanimously 6-0.

**2. Dillard's Sanitary Sewer Easement Vacation **File # VAC-2019-475****

Consider a request to vacate a portion (1,972 +/- sq. ft.) of a public Sanitary Sewer Easement as a part of the Dillard's development at Mesa Mall, located at 2424 Hwy. 6 & 50.

**Staff Presentation**

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

**Questions for Staff**

None.

**Discussion**

None.

## **Public Comment**

The public hearing was opened at 6:12pm.

There were no public comments.

The public hearing was closed at 6:12pm.

## **Discussion**

None.

## **Motion and Vote**

Commissioner Gatseos made the following motion, "Madam Chairman, on the Dillard's Sanitary Sewer Easement Vacation request located at 2424 Hwy. 6 & 50, City file number VAC-2019-475, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Deppe seconded the motion. The motion carried unanimously 6-0.

### **3. Canyon Rim 360 Comprehensive Plan Amendment & Rezone**

#### **File # CPA-2019-468. RZN-2019-450**

Consider a request by La Plata Communities on behalf of the property owner, the Grand Junction Land Company, for 1) a Comprehensive Plan Amendment from Conservation/Mineral Extraction to Residential Low; and 2) Rezone from PD (Planned Development without a plan) to R-1 (Residential 1 unit per acre) for a 23.16-acre portion of property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive.

#### **Staff Presentation**

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

#### **Questions for Staff**

Commissioner Deppe asked Staff about the zoning of the parcel at the time of annexation, the trails that exist at the property, and if the area is in considered hazardous.

Commissioner Teske asked Staff about the subdivision of this property from the parent parcel.

Commissioner Ehlers asked Staff about drainage requirements, traffic studies, and the stub street that was required of the prior development to build.

Staff explained the section in the Zoning & Development Code that requires developers to build stub streets as well as the Circulation Plan.

There were questions regarding the intent of the development of this property, how the property is currently zoned [clarification on Planned Development without a Plan], clarification of Conservation/Mineral Extraction land use category, and the existing trails and if the developer would be required to build these trails.

Staff described the Active Transportation Map.

Commissioner Gatseos asked about the Circulation Plan. Rick Dorris, Development Engineer, described the connectivity of the proposed development.

There was discussion regarding the soil and drainage conditions at the site.

Commissioner Teske asked about a minimum density.

### **Applicant's Presentation**

Ted Ciavonne, representing the applicant, La Plata Communities, was present and made a comment regarding the request.

Robert MacGregor, owner of the property, was present and made a comment regarding the request.

Doug Quimby, La Plata Communities, was present and made a comment regarding the request.

### **Public Comment**

The public hearing was opened at 7:08pm

The following spoke in opposition of the request: H. Merritt Kinsey, Mike Baker, Heidi Kaiser, Greg Gador, Curtis Comeau, David Caldwell, Joan Hoelscher, Thomas McCloskey, Jarrod Psencik, Thomas Brown, Karen Combs, Jim Henning, and Bruce Smith.

The public hearing was closed at 7:48pm.

Planning Commission took a break at 7:48pm.

Planning Commission started back at 7:55pm.

### **Applicant's Presentation**

Mr. Ciavonne responded to public comment.

### **Questions for Staff**

Commissioner Ehlers asked Staff about the Redlands Area Plan and the Geologic Hazards Map.

Commissioner Ehlers made a comment regarding the development review process.

### **Discussion**

Commissioners Gatseos, Scissors, Teske, Ehlers, and Reece made comments in support of the request.

Commissioner Deppe made a comment in opposition of the request.

### **Motion and Vote**

Commissioner Gatseos made the following motion:

"Madam Chair, on the Comprehensive Plan Amendment request CPA-2019-468 and the Rezone request RZN-2019-450, concerning a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, I move that the Planning Commission recommend approval of the actions to:

- 1) Amend the Comprehensive Plan from a designation of Conservation to a designation of Residential Low .5 to 2 dwelling units per acre; and
- 2) Rezone a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, currently zoned Planned Development (PD) without a plan to Residential 1 unit per acre (R-1)."

Commissioner Teske seconded the motion. The motion carried 5-1 with Commissioner Deppe voting NO.

## **4. Other Business**

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## **5. Adjournment**

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The meeting was adjourned at 8:28pm.