

GRAND JUNCTION PLANNING COMMISSION
November 12, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00pm by Chairman Christian Reece.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Senta Costello (Associate Planner), and Jarrod Whelan (Development Engineer).

There were approximately 6 citizens in the audience.

CONSENT AGENDA

Item #2 was withdrawn from the Consent Agenda.

Commissioner Teske moved to adopt Consent Agenda item #1. Commissioner Wade seconded the motion. Motion carried unanimously 7-0.

1. Approval of Minutes

- a. Minutes of the October 22, 2019 Regular Meeting.

2. John H Hoffman Subdivision Filing III Vacation of Public Utility Easement

File #VAC-2019-589

This item has been withdrawn.

REGULAR AGENDA

1. Augustine Blue Rezone

File # RZN-2019-585

This item has been withdrawn.

2. Village Cooperative Rezone

File # RZN-2019-544

Consider a request by REE Development, LLC to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on 3.58-acre property located at 621 26 ½ Road.

Staff Presentation

Senta Costello, Associate 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.

The following spoke in opposition of the request: Russell Williams and Carol Berkman.

The public hearing was closed at 6:18pm.

Applicant's Response

Tracy States, River City Consultants, speaking on behalf of the owner and applicant, responded to public comment.

Questions for Staff

Ms. Costello outlined the Major Site Plan Review process.

Commissioner Wade made a comment about administrative versus public hearing projects.

Commissioner Teske made a comment about the Juniper Ridge School project and access to the school.

Commissioner Deppe asked a question regarding traffic impact studies.

Discussion

Commissioner Ehlers made a comment regarding the public comment on traffic concerns and in support of the request.

Commissioners Gatseos and Teske made comments in support of the request.

Commissioner Wade made a comment regarding the public comment period.

Commissioner Tolle made a comment about the need for a Traffic Impact Study in this area.

Commissioner Deppe made a comment asking members of the public to stay involved in the process.

Chairman Reece made a comment regarding the ingress/egress of Juniper Ridge School.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the Village Cooperative of Grand Junction request, RZN-2019-544, I move that the Planning Commission forward to the City Council a recommendation of approval of the Comprehensive Plan Future Land Use Map Amendment from Residential-Medium 4-8 dwelling units per acre to Residential-High Mixed Use and the Rezone from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) for the 3.82 acres of property located at 621 26 ½ Road with the findings of fact as listed in the staff report.”

Commissioner Teske seconded the motion. The motion carried 6-1 with Commissioner Tolle voting NO.

3. Other Business

None.

4. Adjournment

The meeting was adjourned at 6:34pm.