

GRAND JUNCTION PLANNING COMMISSION
May 26, 2020 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Chair Christian Reece, Vice Chair Bill Wade, George Gatseos, Andrew Teske, Keith Ehlers, Ken Scissors and Sam Susuras.

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

There were approximately 39 members of the public in attendance.

REGULAR AGENDA

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the May 12, 2020 meeting.

Commissioner Wade moved to approve the minutes as presented. Commissioner Teske seconded the motion.

The motion carried unanimously 7-0.

2. Caleb Street Rezone File # RZN-2020-117

Consider a Request to Rezone Six Properties of a Total of 1.15 Acres from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 702, 703, 704, 705, 706, and 707 Caleb Street.

Item was withdrawn from the agenda.

3. Magnus Court Annexation, Zone of Annexation and Outline Development Plan

File # ANX-2019-137: PLD-2019-374 | [agenda item can be viewed at 12:58](#)

Consider a request by CR Nevada Associates LLC, JLC Magnus LLC and Bonds LLC for a Zone of Annexation for two (2) properties and rezone of two (2) properties from R-E (Residential Estate) and R-2 (Residential – 2 Dwelling Units per acre). All properties are seeking a zone district of Planned Development with an associated Outline Development Plan (ODP) called Magnus Court to develop 74 single-family detached lots with an R-2 (Residential – 2 du/ac) default zone district. The properties combined are 69.67 acres and

are generally located at the west end of Magus Court and include the property addressed as 2215 Magus Court #A.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation based on the request. A pre-recorded presentation was available at www.GJSpeaks.org.

Questions for Staff

Commissioner Gatseos asked a question regarding the process of planned development approvals.

Commissioners Teske and Wade asked questions regarding traffic impact.

Rick Dorris, Development Engineer, was available to answer questions.

Commissioner Scissors asked a question regarding community benefit.

Applicant's Presentation

Ted Ciavonne, the Applicant's representative, was present and gave a presentation regarding the request.

Questions for Applicant

Commissioner Gatseos asked a question regarding the previous application that was submitted on this project and the substantive changes that were made.

Commissioner Wade asked a question regarding the public concerns about drainage around the proposed development.

Commissioner Scissors asked a question regarding pedestrian traffic and safe transportation.

Ms. Kari McDowell Schroeder was available for questions regarding the traffic impact study.

Commissioner Ehlers asked a question regarding Ms. McDowell Shroeder's credentials.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

The following spoke in opposition of the request: Dennis Gunther, Laura Whitcomb, Kristy Black, Wayne Smith, Clay Prout, Naomi Rintoul, Sharon Sigrist, Susan Stanton, Lisa Lefever, Nickara Yeter-Przystup, Mike Mahoney, Lisa Smith, Paul Sigrist, Randall Cass, Joe Black, Linda Rattan, John Whitcomb.

Tamra Allen read into the record a comment from GJSpeaks from Lora Curry.

GJSpeaks received 10 comments from Lora Curry, Michael C. Petri, Garrett Williams, Judith Shoffner, Mike Mahoney, Linda Rattan, Lisa Smith, Wayne Smith, Jay Thomsson, and Lisa Smith.

The public hearing was closed at 8:50 p.m. on May 26, 2020.

Planning Commission took a recess at 8:50 p.m.

Planning Commission resumed at 8:59 p.m.

Applicant's Response

Mr. Ciavonne made a statement in response to the public comment period.

Questions for Applicant

Commissioner Gatseos asked a question regarding infrastructure and phasing. Mr. Ciavonne stated the Applicant will do significant grading, underground utilities and completing the curb, gutter, sidewalk in phases.

Discussion

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

Commissioner Scissors made a comment in opposition of the request.

Motion and Vote

Commissioner Ehlers made the following motion, "Madam Chairman, on the Zone of Annexation and Rezones to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district and an Outline Development Plan to develop 74 single-family detached lots, file numbers ANX-2019-137 and PLD-2019-374, 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 Susuras seconded the motion.

The motion carried 6-1.

4. **Vacation of Alley Right-of-Way R5 Block Subdivision Amended File # VAC-2020-247 agenda item can be viewed at 3:38:16**

Consider a request by Downtown Grand Junction Regeneration LLC, Peter Hopkinson Smith Jr, Robert Wayne Traw and Robert Aaron Breeden to Vacate alley public right-of-way within the R5 Block Subdivision Amended on the southeast corner of 7th Street and Grand Avenue.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Applicant's Presentation

Downtown Grand Junction Regeneration LLC, Peter Hopkinson Smith Jr, Robert Wayne Traw and Robert Aaron Breeden, Applicants, were present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

A comment from Diane Schwenke was received via GJSpeaks.

The public hearing was closed at 9:39 p.m. on May 26, 2020.

Questions for Staff

None.

Discussion

None.

Motion and Vote

Commissioner Wade made the following motion, "Madam Chairman, on the request to vacate public alley right-of-way within the proposed Lowell Village Townhomes development, City file number VAC-2020-247, 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 Susuras seconded the motion. The motion carried 7-0.

5. Redlands 360 Special District Service Plan

File # SDS-2020-178

[agenda item can be viewed at 3:44:51](#)

Consider a request by Redlands Three Sixty, LLC, a Colorado limited liability company for review and approval of a Consolidated Service Plan for the proposed Redlands 360 Metropolitan Districts Nos. 1-9. The Redlands 360 Planned Development project is proposed to be developed on approximately 624 acres south of the Redlands Parkway and Highway 340 intersection.

Commissioner Teske recused himself from this item.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

Commissioner Reece asked a question regarding process and traffic studies.

Applicant's Presentation

John Justus, Hoskin Farina & Kampf, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 19, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, May 19, 2020 as described on the meeting notice as well as the agenda.

None.

The public hearing was closed at 9:49 p.m. on May 26, 2020.

Discussion

Commissioner Ehlers made a comment in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the request for review and approval of the Consolidated Service Plan for Redlands 360 Metropolitan Districts Nos. 1-9, metropolitan districts intended to serve the proposed Redlands 360 and Canyon Rim 360 developments, SDS-2020-178, I move that the Planning Commission forward a recommendation of conditional approval with the following conditions:

Condition 1: Prior to the Consolidated Service Plan for Redlands 360 Metropolitan Districts Nos. 1-9 becoming effective, a Development Plan be reviewed and approved by the City. The Development Plan shall constitute approved zoning to Planned Development (PD) with an approved Outline Development Plan consistent with the Grand Junction Municipal Code and an approved Preliminary Plan consistent with the Grand Junction Municipal Code for the Canyon Rim 360 portion of the districts.

Condition 2: Approval and execution of an Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the Redlands 360 Metropolitan Districts.”

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

6. Other Business

i. Election of Officers – [3:58:22](#)

Commissioner Gatseos nominated Commissioner Teske to be Chairman. Commissioner Scissors seconded. Commissioner Teske accepted. The motion carried 7-0.

Commissioner Wade nominated Commissioner Reece to be Vice Chair. Commissioner Susuras seconded the motion. Commissioner Reece accepted. The motion carried 7-0.

7. Adjournment

The meeting adjourned at 10:02 p.m.