

GRAND JUNCTION PLANNING COMMISSION
February 22, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Keith Ehlers, George Gatseos, Shanon Secrest, Sandra Weckerly, and Melanie Duyvejonck.

Also present were Tamra Allen (Community Development Director), Felix Landry (Planning Supervisor), Kristen Ashbeck (Principal Planner), Jace Hochwalt (Associate Planner) and Kalli Savvas (Planning Technician).

There were 4 members of the public in attendance and 1 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from February 8, 2022.

Commissioner Gatseos moved to accept consent agenda. Secrest seconded. Passed 6-0.

REGULAR AGENDA

1. **23 ¼ West Gravel Pit**

CUP-2021-

444

Consider a request for a Conditional Use Permit (CUP) to establish a gravel extraction operation on three parcels with a total of approximately 38.1 acres located at 595 and 601 23-1/4 Road and 2345 River Road in the I-2 (General Industrial), I-1 (Light Industrial) and CSR (Community Services and Recreation) Zone Districts.

Staff Presentation

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

Applicant Presentation

The representative was present and available for questions.

Questions for Applicant or Staff

Commissioner Gatseos asked about the reclamation bond and if this item is going to city council. Commissioner Teske asked if there would be an additional site plan review for this project.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, February 15, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:55 p.m. on February 22, 2022.

Discussion

Keith Ehlers asked about the landscape plan and reclamation plan timelines. Applicant responded and stated the state requirements for closing the mining operations.

Motion and Vote

Commissioner Ehlers made the following motion Chairman, on the 23 ¼ West Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-444, I move that the Planning Commission approve the CUP with the findings of fact listed in the staff report.

Commissioner Secrest seconded the motion. The motion carried 6-0. Teske, Ehlers, Gatseos, Weckerly, Secrest, and Duyvejonck.

2. Dos Rios Planned Development Amendment PLD-2021-837

Consider a Request by DR Land LLC, Buena Vida HQ, LLC and the City of Grand Junction to Amend the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 acres located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Kevin Sperry was present virtually and provided a presentation regarding the request and available for questions.

Questions for Applicant or Staff

Commissioner Gatseos commented on the change in the new proposal from last meeting of the centralized parking lot.

Commissioner Gatseos asked for clarification on where the common parking spaces would be located if not in a centralized area.

Commissioner Weckerly asked about the 443 residential units proposed if the 350 shared are included in the total number of parking spaces.

Commissioner Gatseos asked if there was shared parking in the north residential area.

Commissioner Ehlers made a statement about public transit and other modes of transportation, so parking does not take main precedent in the parking situation.

Commissioner Ehlers made a statement that this project needs commitment from the city for enforcement of parking in public spaces.

Commissioner Ehlers made a comment that this project will have a huge impact on the city in many ways, financially.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 15, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:45 p.m. on February 22, 2022.

Discussion

Commissioner Weckerly commented that she is concerned in the parking requirements because the proposal is 50/50 commercial and retail use, stating that the change from commercial to mixed use is because they want to double housing from original proposal, it looks almost more residential. In comparison to downtown where there are not as much residential and shorter-term stays.

Commissioner Ehlers asked if park of the concern is the residential.

Commissioner Weckerly made a comment.

Commissioner Ehlers made a comment.

Commissioner Teske made a comment.

Motion and Vote

Commissioner Ehlers made the following motion Chairman, on the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue, City file number PLD-2021-837, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Duyvejonck seconded the motion. The motion carried 6-0. Teske, Ehlers, Secret, Gatseos, Weckerly, and Duyvejonck.

3. Other Business

None.

4. Adjournment

Commissioner Teske moved to adjourn the meeting. Commissioner Ehlers seconded the motion. The vote to adjourn was 6-0. Secret, Ehlers, Gatseos, Teske, Weckerly, and Duyvejonck.

The meeting adjourned at 7:04 p.m.