

GRAND JUNCTION PLANNING COMMISSION
February 8, 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, Ken Scissors, George Gatseos, Shanon Secrest, Sandra Weckerly, and Melanie Duyvejonck.

Also present were Felix Landry (Planning Supervisor), David Thornton (Principal Planner), Jace Hochwalt (Associate Planner) and Kalli Savvas (Planning Technician).

There were 2 members of the public in attendance and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from January 25, 2022.

REGULAR AGENDA

1. Trinklein Annexation

ANX-2021-777

Consider a request by Trent and Laura Trinklein to zone 0.88 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) located at 2067 Ferree Drive.

Staff Presentation

David Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The representative Kim Kerk was present and available for questions.

Questions for Applicant or Staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, February 1, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:48 p.m. on February 8, 2022.

Discussion

Motion and Vote

Commissioner Gatseos made the following motion Mr. Chairman, on the Zone of Annexation request for the property located at 2067 Ferree Drive, City file number ANX-2021-777, 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 Scissors seconded the motion. The motion carried 6-0. Teske, Ken Scissors, Gatseos, Weckerly, Secret, 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

Mark Austin and Kevin Sperry answered questions about parking.

Questions for Applicant or Staff

Commissioner Gatseos clarified the allowance of street parking.

Commissioner Weckerly clarified whether the parking is the same here as other development.

Commissioner Secret asked if the amendment is changing the entire concept of plan.

Commissioner Weckerly stated that she is concerned about the parking, since she does not think the change will be designating enough parking.

Commissioner Teske asked about the pedestrian access since one of the pedestrian accesses was not shown on the map.

Commissioner Scissors stated that a different pedestrian access was not shown.

Commissioner Gatseos made a statement he would like to see more internal parking and less street parking.

Commissioner Scissors stated that there will be major issues with parking on the weekends from increased pedestrian traffic.

Commissioner Weckerly stated that she is concerned about the parking because the parcels could be sold, and the area is separate from other areas.

Commissioner Gatseos agreed with commissioner Weckerly.

Commissioner Teske stated the previous ordinance had 350 spots and the new ordinance doesn't have a specific amount.

Commissioner Scissors asked if the 350 included the sharing of spaces, how is the reciprocal parking space calculated, and asked if there is a dedicated public parking area.

Commissioner Gatseos asked about the time element for the decision.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 1, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:57 p.m. on February 8, 2022.

Discussion

Commissioner Scissors, Gatseos, Secrest, and Weckerly stated that they think they need to hear more information about the proposal and tabling the proposal until more information can be added to the proposal.

Motion and Vote

Commissioner Gatseos made the following motion 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 postpone this proposal until the February 22, 2022, meeting.

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

3. Other Business

None.

4. Adjournment

Commissioner Scissors moved to adjourn the meeting. Commissioner Secrest seconded the motion.

The vote to adjourn was 6-0. Scissors, Secrest, Gatseos, Teske, Weckerly, and Duyvejonck.

The meeting adjourned at 7:08 p.m.