

**GRAND JUNCTION PLANNING COMMISSION**  
**January 11, 2022 MINUTES**  
**5:30 p.m.**

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, George Gatseos, Shanon Secrest, Keith Ehlers, Ken Scissors, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer), Trent Pall (Director of Public Works), and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 14 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

Minutes of Previous Meeting(s) from December 14, 2021.

**2. 791 Jordanna Road Irrigation Easement Vacation **File # VAC-2021-758****

Consider a request by George and Sharon Pettit for vacation of a public irrigation easement on .427639 acres located at 791 Jordanna Road in a neighborhood zoned as Planned Development.

**3. Eagle Estates Platting Extension **File # SUB-2017-605****

Consider a Request by Normal Brothers LLC to Extend for a one-year extension (January 11, 2023) for the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

**Motion and Vote**

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Secrest seconded the motion. The motion carried 7-0.

**REGULAR AGENDA**

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**1. GJ Regional Center Group Home Rezone **File # RZN-2021-733****

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

**RESCHEDULED TO JANUARY 25, 2022.**

## **2. Redlands 360 Outline Development Plan**

**File # PLD-2020-698**

Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe.

### **Staff Presentation**

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

### **Applicant Presentation**

The applicant Doug Quimby, owner of La Plata Communities, Robert McGregor owner of the property, Cody Humpfree, director of planning at La Plata Communities, Ted Chivone, and John Justice presented.

### **Questions for Staff**

Commissioner Gatseos and Ehlers asked about the conditional approval for the project.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Debra Witsman made a comment to keep the name easter hill, does not want to have access to easter hill.

Richard Swingle made a comment about the cost impact for the city of the development.

The public hearing was closed at 7:44 p.m. on January 11, 2022.

### **Questions for Applicant**

Commissioner Gatseos asked about the applicant's involvement in the comprehensive plan.

Commissioner Ehlers asked about the appraisal variance.

Commissioner Gatseos asked about phasing and market value.

Commissioner Ehlers asked about the land evaluation assessments.

Commissioner Gatseos asked about the traffic flow.

Commissioner Ehlers asked about density projections and traffic studies.

Commissioner Gatseos asked the applicant to define gross and net density.

Commissioner Ehlers, Gatseos, and Scissors made comments in support of the development and their commitment to keeping public land and trails.

### **Discussion**

## **Motion and Vote**

Chairman Teske and Commissioner Secret abstained from item #2.

Commissioner Ehlers made the following motion, Vice Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and subject to the land valuation assessment condition and imposition of an expiration date on the ODP of December 31, 2046, all as stated in the Staff Report dated January 11, 2022 and admitted as an exhibit at the hearings on PLD-2020-698.

Commissioner Gatseos seconded the motion. The motion carried 5-0. Scissors, Ehlers, Gatseos, Duyvejonck, and Herek.

### **3. Density Cap Code Amendment**

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Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify residential density regulations for development projects occurring within the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

#### **Staff Presentation**

Felix Landry, Planning Supervisor, gave a presentation regarding the request.

#### **Questions for Staff**

None.

#### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

No public comment.

The public hearing was closed at 7:47 p.m. on January 11, 2022.

#### **Staff Response**

None.

#### **Questions for Staff**

None.

## **Discussion**

None.

## **Motion and Vote**

Commissioner Ehlers made the following motion, Vice Chair, on the Zoning and Development Code Amendments, ZCA-2022-4, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

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

## **4. Other Business**

None.

## **5. Adjournment**

Commissioner Gatseos moved to adjourn the meeting. Commissioner Herek seconded the motion. The vote to adjourn was 6-0. Scissors, Secrest, Ehlers, Gatseos, Duyvejonck, and Herek. The meeting adjourned at 8:33 p.m.