

**GRAND JUNCTION PLANNING COMMISSION**  
**July 12, 2022, 5:30 PM**  
**MINUTES**

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

Those present were Planning Commissioners; JB Phillips, Keith Ehlers, Kimberly Herek, Andrew Teske, Ken Scissors, Melanie Duyvejonck, Sandra Weckerly.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Jace Hochwalt (Senior Planner) Dani Acosta (Senior Planner), Nicole Galehouse (Senior Planner) and Kalli Savvas (Planning Technician).

There were members 24 of the public in attendance, and 10 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from May 24, 2022.

**REGULAR AGENDA**

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**1. If Land Annexation Zoning**

**ANX-3033-114**

Consider a request by Upper Limits Investments, LLC to zone 19.77 acres from County RSF-R (Residential Single Family Rural) to R-8 (Residential – 8 du/ac) located at 364 29 Road; 370 29 Road; and 374 29 Road.

**Staff Presentation**

Dani Acosta Principal Planner introduced exhibits into the record and provided a presentation regarding the request.

**Applicant Presentation**

Representative Tracy States was present and available for questions.

**Questions for staff or applicant**

*None*

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, July 5, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

- *No Public comment*

*The public hearing was closed at 5:51 p.m. on July 12, 2022.*

**Discussion**

Commissioner Ehlers and Weckerly support staff findings and this for the comprehensive plan.

### **Motion and Vote**

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for the properties located at 364 29 Road; 370 29 Road; and 374 29 Road, City file number ANX-2022-114, 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; motion passed 7-0.*

## **2. On Over Horizon Rezone RZN-2022-272**

Consider a Request by the On the Horizon LLC and Over the Horizon LLC to Rezone Two Parcels Totaling Approximately 17.4 Acres from PD (Planned Development) to C-1 (Light Commercial) Located at the Southern Corner of Horizon Drive and 27 ½ Road.

### **Staff Presentation**

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

### **Questions for staff**

*Commissioner Scissors asked if the development was within the horizon drive business district.*

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, July 5, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 6:06 p.m. on July 12, 2022.*

### **Discussion**

### **Motion and Vote**

Commissioner Scissors made the following motion Chairman, on the On/Over the Horizon Rezone request from a PD (Planned Development) zone district to a C-1 (Light Commercial) zone district for the 17.4-acre property located at the south corner of Horizon Drive and 27 ½ Road, City File Number RZN-2022-272, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

*Commissioner Ehlers seconded motion passed 7-0.*

## **3. Pumpkin Ridge Rezone RZN-2022-271**

Consider a request by Olan Clark, on behalf of Dry Dock Development, LLC, Property Owner, to rezone 4.69 acres from R-4 (Residential - 4 du/ac) to R-5 (Residential – 5 du/ac) located at the southwest corner of Unawep Ave and Alta Vista Ct.

### **Staff Presentation**

Nicole Galehouse, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for staff**

*Commissioner Herek asked if R-5 is included in residential low.*

*Commissioner Ehlers made a comment about the TEDS standards in regards traffic issues during the development stage.*

*Commissioner Scissors asked if the site plan review was an administrative or public hearing process.*

### **Question for Applicant**

Applicant was available and ready for questions.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, July 5, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

- 1. Robin Bryant, adjacent property owner, made comments about his opposition to the increase in density, traffic, and parking. He stated that an additional seven units will decrease the property value of surrounding lots.*
- 2. Audrey Bailey, adjacent property owner, made comments that the rezone will decrease property value, increase traffic issues, and it is a safety issue for the many children walking around the area.*
- 3. Shawn Guffey, adjacent property owner and teacher, made comments about fiscally responsible growth, and the impact on the schools/ teacher-to-student ratio.*
- 4. Richard Kandiko virtual attendee asked if we could show the difference in density.*
- 5. Charles James Ellie, asked if there are going to be any limits on residents per bedroom or, vehicles per unit.*

*The public hearing was closed at 6:39 p.m. on July 12, 2022.*

### **Discussion**

Commissioner Ehlers made a comment in support of the request.

### **Motion and Vote**

Commissioner Ehlers made the following motion Mr. Chairman, on the Rezone request for the property located at the southwest corner of Unawep Ave and Alta Vista Ct, City file number RZN-2022-271, 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 Phillips seconded motion passed 6-0.*

#### **4. Ute Mountain Rezone**

**RZN-2022-294**

Consider a request by Stacey Cook, on behalf of Lucky Us Properties, LLC, Property Owner, to rezone 8.25 acres from R-5 (Residential - 5 du/ac) to R-8 (Residential – 8 du/ac) located at 3124 D Road.

##### **Staff Presentation**

Nicole Galehouse, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

##### **Applicant**

Applicant was available and ready for questions.

##### **Questions for staff**

##### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, July 5, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

1. *Art Albright adjacent property owner, made a comment about his concerns with the current water/drought situation, he also asked what the difference between R-5 and R-8 is.*
2. *Sue Miller,*

*The public hearing was closed at 7:39 p.m. on July 12, 2022.*

##### **Discussion**

Commissioner Ehlers made a comment

##### **Motion and Vote**

Commissioner Scissors made the following motion Mr. Chairman, on the Rezone request for the property located at 3124 D Road, City file number RZN-2022-294, 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 Herek seconded motion passed 6-0.*

#### **5. Pritchard Rezone**

**RZN-2022-368**

Consider a request by Douglas A. Pritchard Revocable Trust to rezone 0.45 acres from R-O (Residential Office) to C-1 (Light Commercial) located at 1215 N 1st St.

##### **Staff Presentation**

Dani Acosta, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

## **Questions for staff**

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, July 5, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*No public comment*

*The public hearing was closed at 7:27 p.m. on July 12, 2022.*

### **Discussion**

#### **Motion and Vote**

Commissioner Ehlers made the following motion Chairman, on the Pritchard Rezone request from an R-O (Residential Office) zone district to a C-1 (Light Commercial) zone district for the 0.45-acre property located at 1215 N 1st Street, City File Number RZN-2022-368, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

*Commissioner Weckerly seconded motion passed 7-0.*

## **6. Other Business**

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## **7. Adjournment**

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Commissioner Scissors moved to adjourn the meeting; Weckerly seconded.

*The vote to adjourn was 6-0.*

The meeting adjourned at 7:28 p.m.