

GRAND JUNCTION PLANNING COMMISSION
July 26, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Ken Scissors

Those present were Planning Commissioners; JB Phillips, Keith Ehlers, Kimberly Herek, Ken Scissors, Sandra Weckerly, George Gatseos, and Shanon Secret.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dani Acosta (Senior Planner), and Kalli Savvas (Planning Technician), Jacob Kaplan (Planning Technician), Riley White (Planning Technician), and Madeline Robinson (Planning Technician).

There were members 14 of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 12th, 2022.

REGULAR AGENDA

1. Chipeta Hollow Rezone

RZN-2022-298

Consider a request by CIA Investments, LLC to rezone 18.98 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) zone district located at 2981 B 1/2 Rd.

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

Commissioner Gatseos asked staff about the typo in the staff report clarification.
Commissioner Gatseos asked about the density.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, July 19, 2022, via www.GJSpeaks.org.

- Vernon Hill expressed an issue with the rezone to R-8
- Paula Schafer wanted to know if B ½ road would be widened
- Melinda Hill expressed an issue with the increased density and the impact on traffic, water, and wildlife

- Linda Reinert asked how close the nearest R-8 development is
- Mike Noah reiterated the issues with traffic, schools, and density and the impact on property values
- Debbie Noah reiterated the issues with traffic, schools, and density and the impact on property values

The public hearing was closed at 6:24 p.m. on July 26, 2022.

Discussion

Commissioner Ehlers and Secret support staff findings on this proposal for the comprehensive plan.

Commissioner Weckerly expressed her opposition to this proposal.

Motion and Vote

Commissioner Gatseos made the following motion Mr. Chairman, on the Chipeta Hollows Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 18.98-acre property located at 2981 B ½ Rd, City File Number RZN-2022-298, 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 Secret seconded; motion passed 6-1.

2. Other Business

3. Adjournment

Commissioner Scissors moved to adjourn the meeting; Commissioner Secret seconded.

The vote to adjourn was 7-0.

The meeting adjourned at 6:55 p.m.