

GRAND JUNCTION PLANNING COMMISSION
May 24, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Vice Chair Ken Scissors

Those present were Planning Commissioners; Ken Scissors, Sandra Weckerly, George Gatseos, and Shanon Secret.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Nicole Galehouse (Senior Planner), and Kalli Savvas (Planning Technician).

There were members 13 of the public in attendance, and 6 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from May 10, 2022.

REGULAR AGENDA

1. **2370 Broadway Rezone**

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Applicant Steven Swindell was present and available for questions.

Questions for staff or applicant

Commissioner Weckerly asked if apartment style units are allowed.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, May 17, 2022, via www.GJSpeaks.org.

1. *Dan sellers, who has a property adjacent asked if the property was in the county or city. He also asked if the council knew about the Presigo agreement. Dan also stated that he did not have adequate input in the 2020 comprehensive plan due to the pandemic. He stated he cannot subdivide his property to his family in the county without annexation due to the Presigo wash agreement. He stated that county residents were not informed of the 2020 Comprehensive plan.*

He stated that no landowners in the area agree with the R-5 zoning change.

- 2. Julie Mathas a neighbor stated that the reason she moved to the area was because it was less dense. She stated that the property would be much better suited staying as a R-2. She is concerned about where the local wildlife that lives on the property and where they will relocate to. She also asked how many lots are intended to go into the lot.*
- 3. Ted Pircee lives in the property directly in front of parcel, he stated that much of the lot is undevelopable and would result in putting 80 homes on 10 acres. He asked if they could have three units per dwelling. He stated that it is an increase of 160 vehicles impacting traffic. He stated that the property needs to stay R-2 since it is surrounded by all R-2 county.*
- 4. Jeff Geiger, adjacent property owner stated that there is too much traffic on the road without a stoplight. He asked what the count of cars in through the property and when enough is enough. He stated that R-2 is the best zoning. He wants to know how traffic from this subdivision is going to impact the intersection/340.*
- 5. Keith Schenkelberg adjacent property owner asked if anyone had visited the property, since there is a 70ft wash that runs through the site. He stated that he moved out to his property in the county because it is rural. He asked why that property was annexed. He stated the public should be able to ask questions and should be able to receive answers. He does not want an apartment building or bright lights.*
- 6. Bonnie Geiger stated she has not heard any answers to questions that have been raised. She stated that traffic studies will be done after the decision of rezoning has already taken place. She stated there has been no studies on the wildlife impact or traffic. She stated we do not have a definitive answer on how many homes are being planned. She stated that she lives in a rural area and when individuals from larger cities come with their own agenda. She would like us to be reasonable in the decisions we make that impact the land around us.*
- 7. Sara Woods, virtual attendee, who lives west of the property. Is concerned about her children education because the adjacent schools can not handle the influx of students. She stated that she moved to a rural area to avoid the city. She opposes the rezone. She also stated that there is a wash that runs in the property which has wetlands and work would disturb it. She asked to confirm that there would be erosion control. The development will affect wildlife. She wants to know how trespassing will be avoided on her property with 80 units going in.*
- 8. Brian Iden, virtually attendee, adjacent property owner stated he bought his property to stay rural. He is against the R-5 density. He does not think three story is a good fit for this area. There is too much traffic on Broadway. The topography of the subdivision is not ideal for traffic entering and exiting. He would like to stay R-2.*

The public hearing was closed at 6:42 p.m. on May 24, 2022.

Discussion

Applicant made responses to comments.

Commissioners Ken Scissors, Sandra Weckerly, George Gatseos, and Shanon Secret discussed the rezone.

Motion and Vote

Commissioner Gatseos made the following motion Chairman, on the Rezone request for the 2370 Broadway Rezone for the property located at 2370 Broadway in the Redlands, City file number RZN-2022-212, I move that the Planning Commission forward a recommendation of denial of the R-5 zone to City Council with the findings of fact as listed in the staff report.

Commissioner Weckerly seconded; motion denied 0-4.

2. SBA Telecommunication Tower CUP-2022-266

Consider a request by SBA Network Services, LLC for a Conditional Use Permit for a 100 foot Concealed Cell Tower (Telecommunication Facility) on 12.4 acres at 542 28 ¼ Road.

Staff Presentation

Nicole Galehouse, 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, May 17, 2022, via www.GJSpeaks.org.

1. *Diane Colle made a comment about the health risks.*
2. *Roy High made a comment about the health risks.*
3. *Elizabeth High made a comment*

The public hearing was closed at 7:39 p.m. on May 24, 2022.

Discussion

Commissioner Weckerly asked about the health issues associated with cell towers. Applicant responded.

Motion and Vote

Commissioner Secret made the following motion on the request to approve a Conditional Use Permit (CUP) for a 100 ft. tall, concealed telecommunication tower facility on 12.4 acres as presented in file CUP-2022-266, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.

Commissioner Weckerly seconded motion passed 4-0.

3. Other Business

4. **Adjournment**

Commissioner Secrest moved to adjourn the meeting; Weckerly seconded.

The vote to adjourn was 4-0.

The meeting adjourned at 8:35 p.m.