

GRAND JUNCTION PLANNING COMMISSION
July 11, 2023, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Nicole Galehouse (Interim Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 17 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 27, 2023.

2. Mustang Ridge Sewer Variance

VAR-2023-393

Consider a Request by Brian R. and Stephanie Bray for a Variance to the GJMC Section 21.06.010(e), Subdivision Infrastructure Standards Regarding the Provision of a Sanitary Sewer System for the Mustang Ridge Simple Subdivision Located at 880 26 1/2 Road.

REGULAR AGENDA

1. C 1/2 Road Gravel Pit CUP

CUP-2021-616

Consider a Request by M & D Enterprises for a Conditional Use Permit to Allow Sand and Gravel Extraction on a Total of 27.8 acres in a CSR (Community Services and Recreation) Zone District Located at 2855 C 1/2 Road.

Staff Presentation

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

Ben Fox and Mark Austin with Austin Civil Group were present and available for questions.

Questions for staff

Commissioner Scissors asked about the proposed improvements to C 1/2 Rd. He inquired further as to pedestrian and bike infrastructure. He asked for clarification on the easements for the Riverfront Trail.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 4, 2023, via www.GJSpeaks.org.

John Denison commented that the proposed improvements to C ½ Rd would be inadequate to accommodate multimodal traffic. He also inquired as to who would be performing the biweekly inspections.

Suzanne Daniels expressed concerns about the noise and dust pollution, the current condition of C ½ Road, and the impact of the gravel pit on wildlife.

Glen Bishard commented on the condition of C ½ Road and that it could not support the gravel trucks. He echoed concerns about noise and dust pollution.

Ken Heinecke echoed concerns for the wildlife and safety on C ½ Rd.

Sharon Bradshaw asked if the berms would be around three sides of the property. She expressed concerns about noise pollution. She wondered if remediation efforts would begin immediately following conclusion of gravel extraction. She asked about the hours of operation for the gravel pit.

Stella Swindell commented on the traffic and road conditions of C ½ Rd. She stated that this was being proposed in a residential area.

Sean Malone asked how far the digging operation would be from C ½ Rd.

Thaddeus Wilcox commented on the issues with multimodal traffic, speeding, and road conditions on C ½ Rd.

Terry Heinecke echoed the concerns of previous comments.

Michelle Wilcox reiterated that many vehicles speed on C ½ Rd. She noted that C ½ Rd was being used as a bypass for traffic on D Rd. She commented on the increase in pedestrian and bike traffic from Las Colonias and the Riverfront Trail.

Evette Lee commented that the lot would be better used as a farm. She wondered what the timeline looked like for completion the Riverfront Trail in the area.

Mark Austin responded to public questions and comments.

Commissioner Ehlers asked for clarification on the operational hours. He asked if the other gravel pits in town ever got complaints over noise or dust. He reiterated the purpose of the Conditional Use Permit.

Commissioner Teske clarified why the operational hours were being extended.

Ben Fox and Mark Austin responded to commissioner questions.

Kris Ashbeck provided the code section pertaining to noise.

The public hearing was closed at 6:48 p.m. on July 11, 2023.

Discussion

Commissioner Ehlers asked for clarification on the road improvement requirements. He inquired as to a realistic expectation for when mining operations would conclude. He noted that there was a mineral resource plan from 2004 that indicated this area as a viable option for mineral extraction. He commented on the irony of needing gravel for street improvements.

Commissioner Scissors asked about proposed bike infrastructure for C ½ Rd. He noted that C ½ Rd would act as the Riverfront Trail until the missing easements were granted. He stated that the Ped Bike Plan was not a mandate. He expressed concerns about safety on C ½ Rd if the Riverfront Trail were not completed prior to the start of gravel extraction.

Commissioner Teske noted that per the recently adopted Ped Bike Plan, C ½ Rd between 27 ½ Rd and 29 Rd was indicated as medium priority for installation of a bike lane.

Commissioner Phillips commented that there were many unknowns for this project.

Mark Austin addressed Commissioner Scissors' questions about bike infrastructure.

Kris Ashbeck responded to commissioner questions.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the C ½ Road Gravel Pit to establish a Conditional Use Permit for a mining excavation operation, file number CUP-2021-616, I move that the Planning Commission continue the application until the next Planning Commission hearing."

Commissioner Scissors seconded; motion passed 4-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Phillips moved to adjourn the meeting.

The vote to adjourn was 4-0.

The meeting adjourned at 7:57 p.m.