

GRAND JUNCTION PLANNING COMMISSION
March 14, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:36 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Sandra Weckerly, Kimberly Herek, Shanon Secrest, JB Phillips, Keith Ehlers, and Melanie Duyvejonck.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), and Jacob Kaplan (Planning Technician).

There was 1 member of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 14, 2023.

REGULAR AGENDA

1. Clear Creek Enclave Zone of Annexation

ANX-2022-834

Consider a zone of annexation of an area consisting of 3.86 acres of enclaved property, from County PUD (Planned Unit Development) to R-5 (Residential – 5 dwelling units per acre) located in the Brookdale Subdivision, A Replat of Brookdale (book 13, page 47) (Brookdale) subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Secrest asked what triggered the enclave annexation and rezone for this small of an area.

Commissioner Ehlers asked why staff believed Criteria 1 and 2 had not been met in the staff report. Additionally, he asked if the residents had expressed any opposition to the annexation.

Commissioner Teske asked if staff knew of any existing nonconformities in the neighborhood and how staff intended to handle them.

Commissioner Weckerly asked about the small vacant lots in the subdivision and if they would be enclaved in the same way as the other lots.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, March 7, 2023, via www.GJSpeaks.org.

The public hearing was closed at 6:01 p.m. on March 14, 2023.

Discussion**Motion and Vote**

Commissioner Ehlers made the following motion “Mr. Chairman, on the Zone of Annexation request for the properties located in the Brookdale Subdivision along and including Clear Creek Drive, Cripple Creek Court and Cascade Creek Court, City file number ANX-2022-834, I move that the Planning Commission forward a recommendation of approval to City Council of the R-5 (Residential – 5 dwelling units per acre) with the findings of fact as listed in the staff report.”

Commissioner Phillips seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:03 p.m.