

GRAND JUNCTION PLANNING COMMISSION
November 28, 2023, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Jessica Johnsen (Senior Planner), Tim Lehrbach (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

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

REGULAR AGENDA

1. The Eddy Easement Vacation

VAC-2023-305

Consider a request by The Eddy at Grand Junction LLC to vacate portions of the public trail easement across the property located at 347 and 348 Eddy Drive.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Ty Johnson with Kaart Planning was present and available for questions.

This item was requested to be continued to a date to be determined.

Motion and Vote

Commissioner Ehlers made the following motion "I motion that the easement vacation of the Eddy, city file number VAC-2023-305, be continued."

Commissioner Weckerly seconded; motion passed 5-0.

2. Mesa Trails ODP

PLD-2023-550

Consider a request by Foothills Housing 2 LLC and Foothills Housing 5 LLC to rezone approximately 174.3 acres located Between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6

and 50, from PD (Planned Development) to PD (Planned Development) and adopt an Outline Development Plan for “Mesa Trails.”

Staff Presentation

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Commissioner Ehlers asked the applicant if they are concerned about a lack of predictability with planning and financing given the recent changes to the Zoning and Development Code (Z&D Code), the 2020 One Grand Junction Comprehensive Plan (Comp Plan), and the Transportation Engineering Design Standards Manual (TEDS Manual).

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 21, 2023, via www.GJSpeaks.org.

There were no comments from the public or from online attendees.

The public comment period was closed at 6:49 p.m. on November 28, 2023.

Discussion

Commissioner Ehlers asked if staff felt the plan was sufficient to address the revisions to the Z&DC, the Comp, Plan, and the TEDS Manual.

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to rezone the approximately 174.3 acres located between the proposed 23 ¼ road and 23 ¾ Roads, from G Road to Highway 6 and 50, from “PD” (Planned Development) to “PD” (Planned Development) and adopt an Outline Development Plan for “Mesa Trails,” City file number PLD-2023-550, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

3. Hartman Brothers Annexation

ANX-2023-564

Consider a request by Flavius Real Estate LLC to zone 2.96 acres within the Hartman Brothers Annexation to I-1 (Light Industrial) located at 821 21 ½ Road.

Staff Presentation

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Commissioner Ehlers inquired as to the existing use of the property. He asked why the City was requiring the property to be annexed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 21, 2023, via www.GJSpeaks.org.

There were no comments from the public or from online attendees.

The public comment period was closed at 7:03 p.m. on November 28, 2023.

Discussion

No discussion occurred between the commissioners.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 821 21 ½ Road, City file number ANX-2023-564, 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 Weckerly seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 7:04 p.m.