

GRAND JUNCTION PLANNING COMMISSION
June 8, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Trent Prall (Public Works Director), Rick Dorris (Development Engineer), Dave Thornton (Principal Planner), and Senta Costello (Associate Planner).

There were 21 members of the public in attendance.

CONSENT AGENDA

Commissioner Ehlers moved to adopt Consent Agenda Item #1. Commissioner Gatseos seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 25, 2021.

REGULAR AGENDA

1. Orchard Mesa Road Petition Right-of-Way Vacation **File # VAC-2021-126**

Consider a request by the City of Grand Junction to vacate a portion of Road Petitioned Right-of-Way which crosses several parcels in Orchard Mesa.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioners Gatseos asked a question regarding a comment submitted via GJSpeaks.org.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 1, 2021 via www.GJSpeaks.org.

Mr. Jim Hartnett left a comment via GJSpeaks.org.

The public hearing was closed at 5:52 p.m. on June 8, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, “Madam Chair, on the right-of-way vacation request, City file number VAC-2021-126, 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 Ehlers seconded the motion. The motion carried 5-0.

2. Patterson Road Access Control Plan **File # CPA-2021-17**

Consider a request by the City of Grand Junction to adopt the Patterson Road Access Control Plan (ACP), as Volume III, Title 38 of the Municipal Code.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record. Trent Prall, Public Works Director, introduced Michelle Hansen, Stolfus and Associates, who provided a presentation regarding the request. Mr. Thornton provided a Code Analysis regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding TEDS standards and specifically number of access points and another question regarding U-turns.

Commissioner Reece asked a question regarding what an amendment process would look like, medians, designs for what implementation would look like, conditional access points, and the Grand Junction Circulation Plan.

Commissioner Ehlers asked questions regarding the Corner Square development (access points 60 and 62) about feedback/response from business owners and the undeveloped property owners in Corner Square and how access 62 is impacted. Mr. Prall responded that staff didn't receive feedback from Corner Square property owners and explained the connection to the Grand Junction Circulation Plan.

Commissioner Ehlers asked questions regarding access point 117 at Village Fair and what exactly would have to happen to change from a full-movement access to $\frac{3}{4}$ access. Mr. Prall confirmed.

[1:45:30](#) Commissioner Reece asked what quantifies an increase in public safety. Mr. Prall explained that it is a combination of frequency and nature of those accidents that are happen. He explained there are national standards to compare to.

[1:46:40](#) Commissioner Gatseos asked a follow-up question, specifically if one accident would trigger the closing of that access. Ms. Hansen elaborated on the nature of accident and if access management would assist in the promotion of safety.

[1:48:20](#) Commissioner Ehlers asked a question regarding signal light cycling throughout the corridor and looking at it as an alternative to queuing lengths. Ms. Hansen responded that signal light cycling is adjusted in the model. Commissioner Ehlers asked if there was a segment in the plan that encourages staff to look at alternative methods. Mr. Prall explained that the City is constantly is upgrading technology.

[1:53:34](#) Commissioner Ehlers asked a question on what options does a developer have to amend the plan. Mr. Prall and Ms. Hansen provided an answer.

[1:56:30](#) Commissioner Reece asked a follow-up question about if the amendment would happen concurrently with the development plan. Ms. Allen provided an answer.

[1:57:57](#) Commissioner Ehlers provided a recap of the discussion thus far regarding the implementation process.

Commissioner Reece asked a question regarding the connection for Penny Lane to Bonito Avenue.

Commissioner Gatseos asked questions regarding the feedback received from the Chamber of Commerce business community.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 1, 2021 via www.GJSpeaks.org.

The following made comments via GJSpeaks: James Vidmar, Arthur Edwards, Ken Ritter, and Duane A Harris.

The following made comments on the request: Ron Gibbs (President of the Village Fair Association), Donna Wallace, Verna Dunn, Nova Tucker, Ruth Kennett, Mark Rybeck (390 Talus Lane), Terry Porter (2632 Patterson Road), Dave Ramsey (Spring Valley

Subdivision), Beth McKee (Mantey Heights), Diane Lucero (Mantey Heights), Thomas Tucker (2551 Santa Fe Drive), Karen Perrin (131 Carlitos Ave), Tony Taylor (104 Mantey Heights Drive), Alan Wright (121 Mantey Heights Drive), and Gary Lucero (Mantey Heights).

Planning Commission took a recess at 8:22 p.m.

Planning Commission resumed at 8:30 p.m.

The public hearing was closed at 8:31 p.m. on June 8, 2021.

3:04:47 Response to Comment

Trent Prall gave a response to public comment.

3:18:08 Questions for Applicant or Staff

Commissioner Gatseos: "Could you address the 116 and 117 access points and the request for a ¾ movement compared to the City Market distance?" Ms. Hansen responded.

3:28:45 Commissioner Secret asked a question about what would trigger implementation of a change of access. Mr. Prall and Ms. Hansen responded.

3:36:47 Commissioner Reece asked a question regarding the parcel at 115 Camino Del Rey Drive. Commissioner Reece asked a question about the potential for Code amendments to the proposed Plan. Ms. Allen responded. Commissioner Reece asked a question about raised medians. Mr. Prall responded. Commissioner Reece asked a question about public engagement opportunities in the future regarding the proposed plan. Mr. Prall and Ms. Hansen responded.

Discussion

3:37:38 Commissioner Ehlers made a statement regarding the request.

3:43:02 Commissioner Reece made a statement regarding the request.

3:49:18 Commissioner Gatseos made a statement regarding the request.

3:53:25 Commissioner Weckerly made a statement regarding the request.

3:56:30 Commissioner Secret made a statement regarding the request.

There was some discussion on how to pose the motion amongst the Commissioners and staff.

Motion and Vote

Commissioner Ehlers made the following motion, "Madam Chair, on the Patterson Road Access Control Plan, CPA-2021-17, I move that Planning Commission forward a recommendation of adoption of the Patterson Road ACP as an element of the Grand Junction Comprehensive Plan and implementing the Comprehensive Plan with the findings of fact as listed in the staff report."

Commissioner Gatseos seconded the motion.

Commissioner Ehlers says his motion is compelled by the consideration of the access points in prior discussion (Access 114,116 and 117), around some mechanism for how this is paid for especially regarding transportation impact fee credits or something along those lines, and lastly that there is an acknowledgement that there is a significant portion of this corridor that is largely already developed residential area and that perhaps is a little bit too much in those areas. Commissioner Ehlers noted he is paraphrasing previous discussion.

Commissioner Reece stated she would add: 1) an evaluation of the 1st trigger in the 3 types of implementation, which states "A property redevelops or changes use, resulting in an increase in traffic to and from the site of 20% or more," and to address the access points in the Darby Lane area of the Plan.

The motion failed 1-4 with Commissioners Reece, Gatseos, Weckerly, and Secret voting NO.

Summary of discussion:

- Revisit access points 114, 116, and 117.
- Provide a mechanism of how to pay for improvements such as the use of Transportation Capacity Payments (TCP) funds.
- The Plan is largely residential that is unfairly being treated, needs to be addressed.
- Further evaluate the 1st trigger in the 3 types of implementation, which states "A property redevelops or changes use, resulting in an increase in traffic to and from the site of 20% or more."
- Revisit Darby Lane (#236) and Placer Street (#240) access points.

3. Other Business

None.

4. Adjournment

The meeting adjourned at 9:32 p.m.