

**GRAND JUNCTION PLANNING COMMISSION**  
**August 24, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Andrea Haitz.

Also present were John Shaver (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), and Scott Peterson (Senior Planner).

There were 7 members of the public in attendance.

The meeting video can be viewed online [here](#).

**CONSENT AGENDA**

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Commissioner Reece moved to adopt Consent Agenda Items #1-3. Commissioner Weckerly seconded the motion. The motion carried 7-0.

**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from July 27, 2021.

**2. Tonto Lane Right-of-Way Vacation**

**File # VAC-2021-392**

Consider a request by Kraig Andrews to vacate right-of-way of Tonto Lane between 2632 and 2635 Cottonwood Drive.

**3. G 1/8 Road Right-of-Way Vacation**

**File # VAC-2021-539**

Consider a request by McCurter Land Company LLC and Five Star Homes & Development Inc., to vacate a portion of the undeveloped G 1/8 Road public right-of-way.

**REGULAR AGENDA**

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**1. Reece Annexation**

**File # ANX-2021-365**

Consider a request by EDKA Land Co LLC to annex and zone 6.73 +/- acres from County RSF-R (Residential Single Family - Rural) to a City R-5 (Residential - 5 du/ac) zone district in anticipation of future residential subdivision development.

*Commissioner Reece stated into the record that she has no relation to the applicant and therefore no conflict of interest.*

**Staff Presentation**

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

**Questions for Staff**

None.

**Applicant Presentation**

The applicant's representative, Mark Austin, Austin Civil Group, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~5:45 p.m. on August 24, 2021.

**Questions for Applicant or Staff**

Commissioner Ehlers asked a question.

**Discussion**

Commissioner Reece made a statement regarding the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Zone of Annexation for the Reece Annexation to R-5 (Residential – 5 du/ac) zone district, file number ANX-2021-365, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Scissors seconded the motion. The motion carried 7-0.

**2. Westland Meadows Annexation **File # ANX-2021-343****

Consider a request by Richard Traver of Westland Development LLC to annex and zone 19.4 +/- acres from County RSF-R (Residential Single Family - Rural) and PUD (Planned

Urban Development) to a City R-8 (Residential - 8 du/ac) zone district in anticipation of future residential subdivision development.

### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Gatseos asked a question regarding the zoning criteria.

Commissioner Ehlers asked a question regarding the County PUD.

Commissioner Teske asked a question regarding the County PUD.

### **Applicant Presentation**

The applicant, Richard Traver, was available for questions. He also provided clarity regarding the County PUD.

### **Questions for Applicant**

None.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~6:00 p.m. on August 24, 2021.

### **Questions for Applicant or Staff**

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the request.

### **Motion and Vote**

Commissioner Ehlers made the following motion, "Mr. Chairman, on the Zone of Annexation for the Westland Meadows Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-343, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Haitz seconded the motion. The motion carried 7-0.

**3. Faith Heights Rezone**

**File # RZN-2021-427**

Consider a request by John & Carla Cappetto to rezone one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use).

**Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioners Reece and Scissors asked questions regarding the request.

There was discussion amongst the Commissioners regarding the use of the property.

Commissioner Weckerly asked a question regarding density.

**Applicant Presentation**

The applicant's representative, Kim Kerk, was present and gave a brief presentation regarding the request.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Scott Warren, Village Park Subdivision HOA, and Gordon McFarin, Village Park Subdivision HOA, gave comments in opposition to the request.

The public hearing was closed at ~6:20 p.m. on August 24, 2021.

**Applicant's Response to Comment**

Kim Kerk responded to public comment.

**Questions for Applicant or Staff**

Commissioner Haitz asked for some examples of light manufacturing.

Commissioner Ehlers asked a question about access to the site.

Commissioner Reece made a comment regarding the request.

Commissioner Teske asked the applicant a question regarding the intention of development.

**Discussion**

Commissioners Ehlers, Gatseos and Teske made comments regarding the request.

**Motion and Vote**

Commissioner Scissors made the following motion, “Chairman, on the Faith Heights Rezone request from an R-8 (Residential - 8) zone district to an M-U (Mixed Use) zone district for one parcel totaling approximately 13.92 acres located at 600 28 ¼ Road, City file number RZN-2021-427, 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 Reece seconded the motion. The motion carried 7-0.

**4. Other Business**

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None.

**5. Adjournment**

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Commissioner Reece moved to adjourn the meeting. Commissioner Haitz seconded. The meeting adjourned at ~6:40 p.m.