

GRAND JUNCTION PLANNING COMMISSION
September 28, 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, George Gatseos, Ken Scissors, Andrea Hartz, and Shanon Secret.

Also present were Jamie Beard (Assistant City Attorney), Tamera Allen (Community Development Director), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Daniella Acosta (Associate Planner), Isabella Vaz (Communications Specialist), and Kalli Savvas (Planning Technician).

There were 11 members of the public in attendance.

CONSENT AGENDA

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

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 14, 2021.

REGULAR AGENDA

1. Red Rock Auto Rezone **File # RZN-2021-655**

Consider a request by LSM Red Rock, LLC to rezone 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2211 Hallco Drive.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

The applicant, Tim Valley, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 21, 2021 via www.GJSpeaks.org.

No public comment.

The Public hearing was closed at 5:47 p.m. on September 28, 2021.

Discussion

Commissioner Gatseos made a statement in support of the request.

Chairmen Teske made a comment supporting the comprehensive plan.

Motion and Vote

Commissioner Gatseos made the following motion “Chairman, on the Red Rock Auto Rezone request from an I-1 (Light Industrial) zone district to a C-2 (General Commercial) zone district for the 12.00-acre property located at 2211 Hallco Drive, City File Number RZN-2021-655, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Secret seconded the motion. The motion carried 5-0.

2. Fellowship Church Rezone **File # RZN-2021-548**

Consider a request by the Fellowship Church of Grand Junction (“Fellowship Church”) to rezone one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) located at 765 24 Rd.

Staff Presentation

Daniella Acosta, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

The applicant was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, September 21, 2021, via www.GJSpeaks.org.

No public comment

The public hearing was closed at 5:59 p.m. on September 28, 2021.

Discussion

Commissioners Gatseos and Teske made a statement supporting the request.

Motion and Vote

Commissioner Haitz made the following motion, "Chairman, on the Fellowship Church Rezone request from an R-R (Rural Residential) zone district to an MXG-3 (Mixed Use General – 3) zone district for the 26.673-acre property located at 765 24 Rd, City File Number RZN-2021-548, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report."

Commissioner Secret seconded the motion. The motion carried 5-0.

3. Phoenix Haus Zone of Annexation File # ANX-2021-494

Consider a request by 834 21 ½ RD, LLC to zone 2.98 acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) located at 834 21 1/2 Road.

Staff Presentation

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

Questions for Staff

Chairman Teske asked about overlay requirements and compliance.

Applicant Presentation

The applicant was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 21, 2021, via www.GJSpeaks.org.

No public comment

The public hearing was closed at 6:13 p.m. on September 28, 2021.

Discussion

Commissioner Gatseos and Teske made statements supporting the request.

Motion and Vote

Commissioner Gatseos made the following motion, Mr. Chairman, on the Zone of Annexation for the Phoenix Haus Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-494, 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 the motion. The motion carried 5-0.

4. Sage Creek Annexation and Comprehensive Plan Amendment File # RZN-2021-548

Consider a request by Sage Creek Investments, LLC for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and zone 5 acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) located at 3038 D 1/2 Road.

Staff Presentation

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

Questions for Staff

Commissioners Gatseos asked Thornton to explain the tier 2 of comprehensive plan.

Applicant Presentation

The applicant Tracy States was present and available for questions.

Questions for Applicant

None

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 21, 2021, via www.GJSpeaks.org.

No public comment.

The public hearing was closed at 6:36 p.m. on September 28, 2021.

Discussion

Commissioners Gatseos made comment confirming two motions.
Commissioners Haitz and Teske made comment in support of request.

Motion and Vote

Commissioner Haitz made the following motion, Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 3038 D ½ Road, City file number CPA-2021-467, 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 Secrest seconded the motion. The motion carried 5-0.

Commissioner Haitz made the following motion: Mr. Chairman, on the Zone of Annexation request for the property located at 3038 D ½ Road, City file number ANX-2021-466, 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 and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium.”

Commissioner Scissors seconded the motion. The motion carried 5-0.

5. Other Business

None.

6. Adjournment

Commissioner Scissors moved to adjourn the meeting. Commissioner Secrest seconded. The meeting adjourned at 6:39 p.m.