

**GRAND JUNCTION PLANNING COMMISSION**  
**November 9, 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; Dr. George Gatseos, Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Community Development Supervisor), Scott Peterson (Senior Planner) and Kalli Savvas (Planning Technician).

There were 3 members of the public in attendance.

**CONSENT AGENDA**

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Weckerly seconded the motion. The motion carried 6-0.

**1. Approval of Minutes**

Minutes of Previous Meeting(s) from October 26, 2021.

**REGULAR AGENDA**

**1. Cross Orchards Annexation**

**File # ANX-2021-438**

Consider a request by the Museum of Western Colorado and Cross Orchard Development LLC to zone 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac). Located at 3073 & 3075 Patterson Rd; NE of E Valley Dr & Bookcliff Ave.

**Staff Presentation**

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

**Applicant Presentation**

The applicant was present and available for questions.

**Questions for Applicant**

**Public Hearing**

The public hearing was opened at 5 PM. on Tuesday, November 2, 2021, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

The Public hearing was closed at 5:52 PM. on November 9, 2021.

## **Discussion**

Commissioner Secret asked where traffic would be accessing the property and confirming it does not access through Patterson.

Chairman Teske asked if the county zoning is the same as the proposed city zone.

Commissioner Gatseos asked about subdivision requirements on the property.

## **Motion and Vote**

Commissioner Gatseos made the following motion "Mr. Chairman, on the Zones of Annexation request for the properties located at 3073 & 3075 Patterson Road to R-4 & property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address, City file number ANX-2021-438, 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.

This motion can be split into two motions if desired.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for 3073 & 3075 Patterson Road to R-4 **\*\*CSR\*\***, City file number ANX-2021-438, 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 Haitz seconded. The motion carried 6-0.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for the property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address to **\*\*R-4\*\***, City file number ANX-2021-438, 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 Scissors seconded the motion. The motion carried 6-0.

## **2. Other Business**

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None.

## **3. Adjournment**

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Chairman moved to adjourn the meeting. Commissioner Scissors seconded. The meeting adjourned at 5:57 PM.