

GRAND JUNCTION PLANNING COMMISSION
December 14, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:43 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Sandra Weckerly, Shanon Secrest, Keith Ehlers, Melanie Duyvejonk, and Kim Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Dave Thornton (Principal Planner), Jace (Senior Planner), Nicole Galehouse (Senior Planner), and Kalli Savvas (Planning Technician).

There were 11 members of the public in attendance. VIRTUAL NUMBER

CALL TO ORDER

1. Election of Vice Chair

Motion and Vote

Commissioner Weckerly nominated Commissioner Scissors as Vice Chair. Passes 7-0. Teske, Ehlers, Gatseos, Secrest, Scissors, Weckerly, and Duyvejonck.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Item #1. Commissioner Weckerly seconded the motion. The motion carried 7-0. Teske, Ehlers, Gatseos, Secrest, Scissors, Weckerly, and Duyvejonck.

Chair Teske abstained from Consent Agenda Item #2. Commissioner Gatseos moved to adopt Consent Agenda Item #2. Commissioner Weckerly seconded the motion. The motion carried 7-0. Ehlers, Gatseos, Secrest, Scissors, Weckerly, Duyvejonck, and Herek.

2. **Approval of Minutes**

Minutes of Previous Meeting(s) from November 9, 2021.

REGULAR AGENDA

1. **Redlands Mesa**

File # PLD-2021-809

Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard.

Staff Presentation

Jace Hochwalt, Senior Planner

Questions for Staff

None

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 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 6:03 PM. on December 14, 2021.

Discussion

Commissioner Gatseos asked the applicant if they can accommodate the change in timeline.

Motion and Vote

Commissioner Weckerly excused herself.

Commissioner Gatseos made the following motion Vice Chair, on the request to extend the development phasing schedule of the previously approved Redlands Mesa Planned Development located along West Ridges Boulevard, City file number PLD-2021-809, 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 with the change to a two-year timeline. Ehlers seconded. Motion passed 7-0. Ehlers, Gatosos, Secrest, Herek, Scissors, Wrecklerly, and Duyvenok.

2. 2858 Investors Rezone

File # RZN-2021-674

Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road.

Staff Presentation

Nicole Galehouse, Senior Planner

Questions for Staff

None.

Applicant Presentation

The applicant Tracy States was present and available for questions.

Questions for Applicant

Commissioner Ehlers asked the applicant about the drainage and the proposed trail area.

Commissioner Ehlers asked about connection to Florida street.

Commissioner Ehlers asked about septic and sewer lift station.

Public Hearing

The public hearing was opened at 5 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

Lisa Samuelson – asked about access to Florida Street, and about the development type as well. “I would like to know how these homes will be accessed. There is a huge disruption in family’s privacy as well with multifamily development behind these single-family homes.”

Applicant Tracy states stated there was not multifamily development on the plan as of right now.

The Public hearing was closed at 6:29 PM. on December 14, 2021.

Discussion

Commissioner Gatseos made statement in support of the plan, based on the comprehensive plan. Commissioner Secret made comment in support of the plan, and having housing built. Commissioner Ehlers made comment in support of the plan, based on the comprehensive plan and is thankful for the individuals who have made public comment and join the city in this process.

Motion and Vote

Commissioner Weckerly made the following motion Vice Chair, on the request to rezone the property located at 2858 C ½ Road, City file number RZN-2021-674, 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 Herek seconded it. Motion passed 7-0. Ehlers, Gatesos, Secret, Herek, Scissors, Wrecklerly, and Duyvenok.

3. Church on the Rock Annexation **File # ANX-2021-578**

Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd.

Staff Presentation

Dave Thornton, Principal Planner

Questions for Staff

None

Applicant Presentation

The applicant Tracy States was present and available for questions.

Questions for Applicant

Public Hearing

The public hearing was opened at 5 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 6:46 PM. on December 14, 2021.

Discussion

Motion and Vote

Commissioner Secrest made the following motion Vice Chair, on the Zone of Annexation request for the property located at 566 Rio Hondo Road, City file number ANX-2021-578, 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. Motion passed 7-0. Ehlers, Gatesos, Secrest, Herek, Scissors, Wrecklerly, and Duyvenok.

4. Other Business

None.

5. Adjournment

Vice Chairman Scissors moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 6:49 PM.

DRAFT