

**GRAND JUNCTION PLANNING COMMISSION**  
**October 26, 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; Keith Ehlers, Dr. George Gatseos, Christian Reece, Andrew Teske, Ken Scissors, Andrea Haitz, and Sandra Weckerly.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Felix Landry (Community Development Supervisor), David Thornton (Principal Planner) and Kalli Savvas (Planning Technician).

There were 13 members of the public in attendance.

**CONSENT AGENDA**

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 7-0.

**1. Approval of Minutes**

Minutes of Previous Meeting(s) from October 12, 2021.

**REGULAR AGENDA**

**1. Miller Property Rezone**

**File # RZN-2021-609**

Consider a request by Louise A. Miller to rezone 8.84 acres from R-1 (Residential - 1 du/ac) to R-4 (Residential - 4 du/ac).

**Staff Presentation**

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

**Questions for Staff**

Commissioner Reece asked question about boundary line for city limits.

Commissioner Gatseos asked about the boundary line dates regarding the comprehensive plan.

Commissioner Ehlers asked question about the water lines and sewer lines.

Commissioner Ehlers asked questions about what is developable on site for density.

Commissioner Gatseos asked about 2010 comprehensive plan comment from Dave made in email comments.

Commissioner Reece asked about clustering density for this property.

## **Applicant Presentation**

The applicant Courtney Patch and Tracy States representing River City Consultants was present and available for questions.

## **Questions for Applicant**

Commissioner Ehlers asked about density considerations for site plans.

Commissioner Reece asked about using clustering for development.

## **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, October 19, 2021, via

[www.GJSpeaks.org](http://www.GJSpeaks.org).

1. Dave spoke about density requirements, concerns to what has happened in area, disagrees of the proposal.
2. public comment – disagreement with proposal because of density, traffic, and stated other areas that can be developed. Thought area was going to stay rural.

Commissioner Gatseos questioned public comment to make sure they knew we had many meetings for comprehensive plan.

3. Keith Killian made comment lives in area, made comment about area is rural, he wants to know if plan can be altered. Does not support the proposal.
4. King made comment and does not support proposal.
5. Paul Martin does not support has lived there for decades, does not support high density.
6. Donna Harpet with partridge farm HOA, wetlands in area and game reserve they do not support the proposal.
7. Linda Davis comment does not support the proposal.
8. Sharon does not support proposal.
9. Elizabeth Tice virtual comment about not supporting this development, wildlife, blind spot on 26 road.

Three Public comments submitted via email

The Public hearing was closed at 6:42 p.m. on October 26, 2021.

## **Discussion**

Applicant made comment, stating that all the criteria is met to current standards for the comprehensive plan. Has taken into consideration the flood plain and wildlife corridor.

Commissioner Reece asked applicant question about ingress and egress.

Commissioner Scissors asked staff if we have a ability to change the comprehensive plan.

Commissioner Reece asked a question about minimum units per acre.

Commissioner Scissors asked question to Jamie Beard if commission is restricted by comprehensive plan.

Commissioner Reece asked if the area could develop area under current zoning.

Commissioner Weckerly if applicant could come back to use R-2 zoning.

Commissioner Ehlers made comment stating that the zoning is the first part of development. Supports the comprehensive plan.

Commissioner Haitz made comment about R-2 to 4 developments.

Commissioner Reece asked comment about what if they don't meet the requirements.

Commissioner Gatseos made comment about when this was zoned and clarifying what we are being asked. In support of the proposal.

Commissioner Reece made comment about proposal and issues with urbanization and rural areas.

Commissioner Weckerly made comment that this was tough proposal.

Commissioner Haitz made comment about River city proposal.

### **Motion and Vote**

Commissioner Reece made the following motion, Mr. Chairman, on the Rezone request for the property located at NW corner of 26 Road and I-70 Frontage Road, City file number RZN-2021-609, 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 Gatseos seconded the motion. The motion carried 7-0.

## **2. Other Business**

None.

## **3. Adjournment**

Chairman moved to adjourn the meeting. Commissioner Reece seconded. The meeting adjourned at 7:22 PM.