

GRAND JUNCTION PLANNING COMMISSION

August 13, 2024, 5:30 PM

MINUTES

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

Those present were Planning Commissioners; Kim Herek, Keith Ehlers, Ken Scissors, Sandra Weckerly, Orin Zyvan, and Ian Moore.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 3 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 9, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Weckerly seconded; motion passed 7-0.

REGULAR AGENDA

1. EVC Horizon ROW Vacation

VAC-2024-53

Consider a request by EVC Horizon Drive, LLC on behalf of the owner On The Horizon, LLC to vacate 0.25 acres of eastern N 15th Street right-of-way between G Road and Horizon Drive.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Kevin Beck was present and available for questions.

Questions for staff

Commissioner Zyvan asked for clarification on the future pedestrian bridge and shared access road proposed as part of the simple subdivision at 2727 G Rd.

Commissioner Ehlers asked why the vacation of the 15th St ROW was contingent on the addition of a pedestrian bridge to Horizon Dr and whether pedestrian access was necessary as part of the simple subdivision.

Conversation ensued regarding City codes and policies and the City's ability to negotiate or add contingencies for development.

Kevin Beck provided some context on why the vacation of the ROW was conditioned on the approval of the subdivision. He stated that it was the intent of the developer to add a driveway from Horizon Dr to the interior of the site as part of the subdivision, so that the tenants for the newly created lots would already have that access by the time a Site Plan application was submitted. The pedestrian access is then required as part of the approval for the new driveway from Horizon Dr. He explained that as a part of the subdivision development they will be constructing the sidewalk along the east side of N 15th Street, so there would be sidewalk on both sides of 15th Street, and they will construct the remainder of the sidewalk through their subdivision so they do not have to cross the channel twice but make the connection to G Road. They worked with staff as a collaborative means to reach this agreement.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, August 6, 2024, via www.GJSpeaks.org.

Robert Johnson stated that he believed that the current ROW dedicated for N 15th St was intended to provide two access points to the Horizon Park East Subdivision. He stated that he thought it was a bad idea to vacate the ROW before it was determined what would be developed.

The public comment period was closed at 6:09 p.m. on August 13, 2024.

Commissioner Zyvan asked about the timeline for the vacation and the simple subdivision.

Commissioner Ehlers asked for confirmation that the 80' of ROW dedicated for N 15th St was no longer necessary and could thus be vacated to a 46' width.

Commissioner Weckerly asked if there would be any driveways from N 15th St onto the lot at 2727 G Rd.

There was discussion about how access may change should the property develop with a different use than what was currently proposed. Additional discussion ensued regarding the TEDS exception that was granted allowing the main access to the property to come off of G Rd rather than N 15th St.

Commissioner Scissors asked if the ROW dedicated for N 15th St was related to the development of the Horizon Park East Subdivision and if this vacation would have an impact on a future connection of N 15th St to Horizon Dr.

The public hearing was closed a 6:23 p.m. on August 13, 2024.

Discussion

Commissioner Weckerly commented that the volume of traffic on N 15th St would likely not see any increase since there were no driveways proposed to access the 2727 G Rd developments.

Commissioner Ehlers echoed Commissioner Weckerly's comment and added that there would likely be additional buffering and screening requirements that would further separate the existing residential from the developments on 2727 G Rd.

Chairman Teske noted that the plans for the Simple Subdivision and any subsequent Site Plan Reviews for development of the parcels would be available online or by contacting the Community Development Dept.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the EVC Horizon – Public Right-Of-Way Vacation located between G Road and Horizon Drive, on the eastern half of N 15th Street, City file number VAC-2024-53, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Zyvan seconded; motion passed 7-0.

OTHER BUSINESS

Niki Galehouse noted that the Planning Commission Hearing on August 27th was cancelled.

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 6:27 p.m.