

GRAND JUNCTION PLANNING COMMISSION

October 8, 2024, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chairman Teske.

Those present were Planning Commissioners; Keith Ehlers, Shanon Secrest, Orin Zyvan, Ian Moore, and Robert Quintero.

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

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

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 24, 2024.

Commissioner Ehlers moved to approve the consent agenda.

Commissioner Secrest seconded; motion passed 6-0.

REGULAR AGENDA

1. Eddy Riverfront Sub F2 Easement Vacation

VAC-2023-305

Consider a request by The Eddy at Grand Junction LLC to vacate part of the public trail easement located at 347 and 348 Eddy Drive.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Zyvan asked for clarification where the North line for Tract A was in regard to the easement being vacated. He speculated on the stability of the riverbank and whether the Riverfront Trail would remain stable into the future.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 1, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:45 p.m. on October 8, 2024.

The public hearing was closed at 5:45 p.m. on October 8, 2024.

Discussion

Motion and Vote

Commissioner Zyvan made the following motion “Mr. Chairman, on The Eddy – Easement Vacation located south of C ½ Road, in Tract A of the Eddy Riverfront Subdivision Filing 2 and in portions of the properties at 347 and 348 Eddy Drive, City file number VAC-2023-305, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 5:47 p.m.