

GRAND JUNCTION PLANNING COMMISSION

October 22, 2024, 5:30 PM

MINUTES

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

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

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Dave Thornton (Principal Planner), 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 October 8, 2024.

Commissioner Ehlers moved to approve the consent agenda.

Commissioner Secrest seconded; motion passed 7-0.

REGULAR AGENDA

1. Comprehensive Plan & Circulation Plan Amendments

CPA-2024-583

Consider a Request by the City of Grand Junction (City) to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Chapter 31.08, and Title 31 Grand Junction Circulation Plan (Circulation Plan).

Staff Presentation

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

Rick Dorris, Development Engineer with the Community Development Department, was present and available for questions.

Questions for staff

Commissioner Ehlers asked about the proposed changes on Map 6 (Rosevale Rd and C ½ Rd) and how they would impact the bridge over the canal and the adjacent property owners. He clarified that the changes proposed on Map 6 would offer additional flexibility versus the current circulation plan. He asked why the classification was changed to “unclassified” for Map 22 (Unaweep Ave and Hwy 50) and if these amendments would affect the access plan for Hwy 50.

He asked for clarification on Map 26 and whether 28 Rd would connect to the Frontage Rd or to Hwy 50. He asked if the developers of Redlands 360 had any feedback on the changes proposed within their development. He asked if there were any proposed changes to the Circulation plan regarding the intersection of Grand Ave and I-70B near the "Salt Flats". He asked if any of these changes would burden private property owners.

Commissioner Zyvan asked if the proposed changes would be reflected in the 2024 Circulation Plan map. He asked for clarification on the proposed loop connecting K Rd to 30 Rd and expressed concerns about adding this to the adopted map as most of the area affected was outside the Urban Development Boundary (UDB).

Commissioner Weckerly asked if any other landowners were approached for input in the same way as the Redlands 360 development.

Commissioner Scissors asked for clarification on the approval criteria for the two proposed motions.

Commissioner Secrest asked what the purpose of the Functional Classification Map is in regard to future planning. He asked when the map was last updated. He clarified that the changes being proposed did not have a significant impact on landowners' ability to develop their properties.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 15, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:28 p.m. on October 22, 2024.

Commissioner Zyvan again expressed his concerns about the changes being proposed outside the UDB.

Commissioner Weckerly stated that she did not share Commissioner Zyvan's concerns.

Commissioner Secrest seconded Commissioner Weckerly and noted that there would likely be additional amendments to this plan in the future.

Commissioner Quintero added that he appreciated the Staff's frequency in amending these plans.

Commissioner Ehlers agreed with the other Commissioners and added that the City has no jurisdiction over the County's future development.

The public hearing was closed at 6:31 p.m. on October 22, 2024.

Discussion

There was no additional discussion.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the request to amend Title 31 One Grand Junction Comprehensive Plan including Chapter 31.08 Grand Junction Circulation Plan, specifically 31.08.080(c) and 31.08.080.150 Appendix A, City file number CPA-2024-583, 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 Weckerly seconded; motion passed 7-0.

Commissioner Moore made the following motion “Mr. Chairman, on the request to amend Title 31 One Grand Junction Comprehensive Plan including Chapter 31.04, City file number CPA-2024-583, 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.

OTHER BUSINESS

Niki Galehouse acknowledged that this is Commissioner Ehlers last meeting and thanked him for his years of service.

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:35 p.m.