

GRAND JUNCTION PLANNING COMMISSION
June 26, 2018 MINUTES
6:02 p.m. to 9:40 p.m.

The meeting of the Planning Commission was called to order at 6:02 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Brian Rusche, and Steve Toole.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Kristen Ashbeck (Senior Planner) and Scott Peterson (Senior Planner) and David Thornton, (Principal Planner).

City Attorney John Shaver and Secretary Lydia Reynolds.

There were approximately 42 citizens in attendance during the hearing.

Chairman Reece thanked Jon Buschhorn for his years of service as he has resigned from the Planning Commission.

1. Minutes of Previous Meetings

Action: Approve the minutes from the May 8th 2018 and May 22, 2018 meetings

Chairman Reece asked for a motion to approve the minutes.

Commissioner Ehlers moved to approve the minutes as written.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 6-0.

Chairman Reece explained the purpose of the meeting and outlined the order of the public hearing.

*** * * INDIVIDUAL CONSIDERATION * * ***

2. Mosaic Planned Development Consolidated Service Plan FILE #SDS-2018-301

Consider a request for review and approval of the Consolidated Service Plan for the Mosaic Metropolitan Districts Nos. 1-6 for the Mosaic Planned Development on 68.2 Acres.

The applicants, Club Deal 113/114 Park Plaza were represented by Attorney John Justice (Hoskin Farina and Kampf), Mark Austin, (Austin Civil Group) and financial planner Steve Saules (Development, Planning and Finance Group).

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Thornton replied in the affirmative.

Staff Presentation

Dave Thornton (Principal Planner) stated that this request is to consider a request for review and approval of the Consolidated Service Plan for the Mosaic Metropolitan Districts Nos. 1-6 for the Mosaic Planned Development on 68.2 Acres. The applicant for this request is Club Deal 113/114 Park Plaza.

Applicants Presentation

The Applicants were present and gave a presentation on their proposed project.

Questions for Applicant

The applicants answered questions from the Planning Commission regarding costs for sewer, applicant's investments, liabilities and the how metro district financing is set up.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Questions for Staff

Mr. Thornton addressed questions from the Planning Commission regarding accountability for the project as it goes through the process. Ms. Allen clarified that the Metro-District is the financial component and the review process of the subdivision will have the same warranties and requirements as all other subdivisions.

Mr. Shaver answered questions from the Planning Commission regarding approval criteria.

Commissioner Discussion

Discussion ensued regarding eventual approval of the development plan and off site costs that may be involved.

Motion and Vote

Commissioner Ehlers moved to recommend approval to City Council with conditions.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 6-0.

3. Darla Jean Public Walkway Vacation

FILE #VAC-2018-44

Consider a request to zone vacate a platted walkway located in the Darla Jean Subdivision.

The applicant Raquel Mollenkamp was present along with three of the other property owners; Brian Porter, Curt Wilson and George Freeman.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Ashbeck replied in the affirmative.

Staff Presentation

Ms. Ashbeck stated that the request is to consider a request to vacate a platted walkway located in the Darla Jean Subdivision. The applicant for this request is Raquel Mollenkamp.

Applicants Presentation

The Applicant was present and addressed access to utility valves.

Public Comment

Chairman Reese opened the meeting for public comment. The following citizens provided comments; Charles Howard, Dave Lord, Diane Saari, Richard Curfman, Connie Jiron, Charles Elliot, Jack Saari, and Andrea Christensen.

Applicants Rebuttal

The applicants explained their reasons for wanting to vacate the property. The applicants clarified the location of the water valves.

Questions for Staff

Staff answered questions from the Planning Commission regarding the conditions of the easement, the ownership of the walkway and use rights.

Commissioner Discussion

Commissioner discussion included review criteria and neighborhood relations.

Motion and Vote

Commissioner Gatseos moved to recommend approval to City Council.

Commissioner Rusche seconded the motion. The motion failed by a vote of 3-3 with Nay votes from Commissioners Deppe, Toole, and Ehlers.

4. Fossil Trace Rezone

#RZN-2018-219

Consider a request to rezone 8.41 acres from R-R (Residential - Rural) to R-1 (Residential - 1 du/ac).

The applicant Fossil Trace Holdings LLC was present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Peterson replied in the affirmative.

Staff Presentation

Mr. Peterson stated that the request is consider a request to rezone 8.41 acres from R-R (Residential - Rural) to R-1 (Residential - 1 du/ac). The applicant for this request is

Fossil Trace Holdings.

Applicants Presentation

The Applicant, Kevin Bray (Fossil Trace Holdings LLC) stated that Tracy States, (River City Consulting) and Nick Gower (Hoskins, Farina and Kampf) were also present. The Applicant gave a PowerPoint presentation of the proposed project.

Public Comment

Chairman Reese opened the hearing for public comment. The following citizens provided comments: Janey Wilding, Kim Gage, Steve Kendrick, Alice Smith, Tim Donovan, Sam Stirlen and Andy Smith,

Applicants Rebuttal

The Applicant addressed the public's comments and noted that they are asking for a rezone and they do not have a development plan at this time.

Commissioner Discussion

Commissioner discussion included review criteria and density.

Motion and Vote

Commissioner Rusche moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 6-0.

5. Other Business

None

6. Adjournment

The meeting was adjourned at 9:40 PM.