

GRAND JUNCTION PLANNING COMMISSION
May 25, 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; Chair Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Dave Thornton (Principal Planner).

There were 0 members of the public in attendance.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Secrest seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 11, 2021.

REGULAR AGENDA

1. Blue Mesa Estates Annexation

File # ANX-2021-157

Consider a request by Prodigy Homes & Development LLC to zone approximately 13.33-acres from County RSF-R (Residential Single Family – Rural – 5 acre lot sizes) to a City R-8 (Residential – 8 du/ac) for the Blue Mesa Estates Annexation, located at 3085 D ½ Road.

Staff Presentation

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

Questions for Staff

Chair Teske asked for clarification regarding the annexation criteria.

Applicant Presentation

Kim Kerk, Kerk Land Consulting and Development, representing the client, gave a brief presentation regarding the request.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 18, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 5:51 p.m. on May 25, 2021.

Questions for Applicant or Staff

None.

Discussion

Motion and Vote

Commissioner Haitz made the following motion, "Mr. Chairman, on the Zone of Annexation for the Blue Mesa Estates Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-157, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report"

Commissioner Scissors seconded the motion. The motion carried 5-0.

2. Reed Annexation File # ANX-2021-153

Consider a request by Jesse Reed to zone approximately 0.73-acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (Residential – 8 du/ac) for the Reed Annexation, located at 2733 B ¼ Road.

Staff Presentation

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

Questions for Staff

Chair Teske asked a question regarding the impact of the proposed lot line adjustment.

Applicant Presentation

The Applicant, Jesse Reed, was present and gave a statement regarding the request.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 18, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:04 p.m. on May 25, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Haitz made the following motion, “Mr. Chairman, on the Zone of Annexation for the Reed Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-153, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Weckerly seconded the motion. The motion carried 5-0.

3. Other Business

None.

4. Adjournment

Commissioner Scissors moved to adjourn the meeting. Commissioner Weckerly seconded the motion. The vote to adjourn was 5-0. The meeting adjourned at 6:06 p.m.