

GRAND JUNCTION PLANNING COMMISSION
May 11, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Andrea Haitz, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Rick Dorris (City Development Engineer), and Jace Hochwalt (Senior Planner).

There were 25 members of the public in attendance.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 7-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 13, 2021.

REGULAR AGENDA

1. Paxton Valley Rezone **File # RZN-2021-183**

Consider a request by WDM Corporation to Rezone Three Parcels Totaling Approximately 2.49 from R-2 (Residential – 2 units/acre) to R-12 (Residential 12 units/acre) located at the southwest corner of 26 ½ Road and Northacres Road.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question about public right-of-way and accesses.

Applicant Presentation

Ty Johnson, Vortex Engineering, representing the owner, gave a presentation regarding the request.

Questions for Applicant

Commissioner Ehlers asked to hear public comment before asking questions of the applicant and staff.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 4, 2021 via www.GJSpeaks.org.

The following made comments in opposition to the request: Lori (?), Alysia (?), Jerry Mutzler, Betty Morton-Perich, Michelle Deshazer, Lynn Defreez, Walt Bergman, the other Joseph Gillespie, Greg Glenn, Jonathan Phelps, Suzanne Steel, Carol Bergman, Wendell Perich, Rick Rieger, Shawn Glenn, Scott Webster, Mark Ward, Ed Riddle, Gail Weis (?), and (virtually) John Gordon.

The following made comments regarding the request on GJSpeaks: Kirsta Jacobs, Suzanne Steel, Thomas Wright, Miriam Grafe, Gregory M. Glenn, Jaye Sarapata, Nancy Psencik, Lonnie Grossnickle, Nicole Burkey, Robert L Cherveney, Jessica Miley, William Feely, Leslie W Perich, Lori A. Sommers, Eric Gustavson, Amy Gustavson, Julie Jussel, David Roozee, Alicia Gleason Morrill, and Margaret Pilcher.

The public hearing was closed at 6:58 p.m. on May 11, 2021.

Questions for Applicant or Staff

Commissioner Gatseos asked Mr. Johnson a question about the implementing zone districts in the land use category.

Commissioner Secrest asked a question about drainage retention on a potential future proposed development.

Commissioner Scissors asked a question regarding the R-12 density and the preference of the applicant.

Commissioner Ehlers asked a question about density on a future development.

Commissioner Gatseos asked Jamie Beard, Assistant City Attorney, regarding review criteria.

Discussion

Commissioners Ehlers, Scissors, Gatseos made comments in support of the request.

Commissioners Weckerly and Haitz made comments regarding the request.

Commissioner Ehlers followed up to his earlier statement.

Commissioner Secrest made a comment regarding the request.

Tamra Allen noted that a comment had been made in the virtual platform and asked Planning Commission for direction to read into the record. Commissioner Ehlers made a motion to reopen the public comment portion of the hearing for the reading of Ms. Gillespie's written comment. Commissioner Gatseos seconded the motion. The motion carried 7-0. Ms. Allen read Ms. Kathleen Gillespie's comment into the record.

Motion and Vote

Commissioner Scissors made the following motion, "Madam Vice Chair, on the Paxton Valley Rezone request from a R-2 (Residential 2 units/acre) zone district to an R-12 (Residential 12 units/acre) zone district for a 2.49-acre property located at the southwest corner of 26 ½ Road and Northacres Road, City file number RZN-2021-183, 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 the motion. The motion carried 7-0.

2. Other Business

None.

3. Adjournment

The meeting adjourned at 7:34 p.m.