

GRAND JUNCTION PLANNING COMMISSION
September 27, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Commissioner Andrew Teske.

Those present were Planning Commissioners; Shanon Secrest, JB Phillips, Kimberly Herek, and Sandra Weckerly, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from August 23, 2022.

REGULAR AGENDA

1. 609 24 Rd Rezone **RZN-2022-525**

Consider a request by M&G, LLC to rezone one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Rd.

Staff Presentation

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

Applicant Presentation

Applicant was present and available for questions.

Questions for staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:45 p.m. on September 27, 2022.

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Chairman, on the 609 24 Rd Rezone request from a C-2 (General Commercial) zone district to a C-1 (Light Commercial) zone district for the 0.920-acre property located at 609 24 Road, City File Number RZN-2022-525, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Weckerly seconded; motion passed 6-0.

2. 1313 Bunting Rezone RZN-2022-471

Consider a request by CS Assets, LLC to rezone one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity) located at 1313 Bunting Avenue.

Staff Presentation

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

Applicant Presentation

Applicant Tracey States was present and provided a presentation regarding the request.

Questions for staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:01 p.m. on September 27, 2022.

Discussion

Commissioner Teske asked why the applicant would ever opt for lower density housing.

Commissioner Secrest expressed his favor for the rezone.

Motion and Vote

Commissioner Ehlers made the following motion “Chairman, on the 1313 Bunting Rezone request from an R-16 (Residential 16 du/ac) zone district to an MXR-3 (Mixed Use Residential-3, Low Intensity) form district for the 0.21-acre property located at 1313 Bunting Avenue, City File Number RZN-2022-471, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Phillips seconded; motion passed 6-0

3. C ½ Road Gravel Pit Annexation ANX-2021-613

Consider a request by M & D Enterprises LLC to zone 27.83 acres from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation) located at 2855 C ½ Road.

Staff Presentation

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

Applicant Presentation

Applicant Andy Azcarraga was present and available for questions.

Questions for staff

Commissioner Ehlers asked why the maps showed two annexations. He also expressed concerns that the rezone would eliminate the possibility of Residential zoning in the future.

Commissioner Teske clarified that the rezone would be to CSR not R-8 as was indicated in a typo in the presentation.

Staff responded to questions and noted that the potential for this property to be utilized for residences in the future would be dependent on the intensity of reclamation efforts once the gravel pit was concluded.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via www.GJSpeaks.org.

Susanne Andrew noted that there is not infrastructure to support the gravel pit and mentioned the impact this would have on wildlife.

Sandy Reams expressed concerns with increased traffic and impacts on wildlife. She is also worried about noise and dust generated from the site.

Applicant stated that there would be forthcoming applications for the CUP which would provide more context about the impact of the gravel pit.

The public hearing was closed at 6:25 p.m. on September 27, 2022.

Discussion

Commissioner Weckerly asked if C ½ Rd would be able to support new traffic load.

Commissioner Secrest noted that any development of the site would have required impact fees which would go towards infrastructure improvements for the surrounding area.

Commissioner Ehlers reiterated his concerns the site being rezoned to residential in the future but spoke to the community's necessity for gravel and the site's favorability given its location.

Commissioner Herek reiterated that the item was about the rezone and that the CUP for a gravel pit was not approved yet.

Commissioner Teske echoed concerns about the rezone to CSR impacting future rezones. He noted that a gravel pit does comply with the uses established in the Comprehensive Plan.

Motion and Vote

Commissioner Ehlers made the following motion “Chairman, on the Zone of Annexation request for the properties located at 2855 C ½ Road, City file number ANX-2021-613, 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 Herek seconded; motion passed 6-0.

Other Business

Adjournment

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was approved 6-0.

The meeting adjourned at 6:37 p.m.