

GRAND JUNCTION PLANNING COMMISSION
May 9, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Shanon Secrest, Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dani Acosta (Senior Planner), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 25, 2023.

REGULAR AGENDA

1. KIA Annexation Zone of Annexation

ANX-2023-15

Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

Commissioner Teske recused himself from deliberating on this item.

Staff Presentation

Dani Acosta, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:47 p.m. on May 9, 2023.

Discussion

Commissioner Ehlers asked if the zone of annexation would interfere with the existing uses on the site.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, 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 Phillips seconded; motion passed 4-0.

2. St Mary's Master Plan 2023

FMP-2023-60

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster gave a brief presentation elaborating on the request.

Questions for staff

Commissioner Ehlers asked if the hospital needed to allocate space on the campus for housing to accommodate new staff. He also asked what the biggest hurdle was for new staff trying to find housing. He asked if new staff were more interested in renting or buying. He asked if any of the employees worked remotely.

Commissioner Phillips asked how many travelling surgical techs and travelling nurses were presently employed by St. Mary's. He noted that the travelling staff often had shorter contracts and would not be interested in permanent housing options.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 9, 2023.

Discussion

Commissioner Ehlers asked how flexible the Master Plan was regarding updates to the Zoning and Development Code.

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, 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 Secrest seconded; motion passed 5-0.

3. St Mary's - 7th & Wellington Rezone RZN-2023-70

Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:24 p.m. on May 9, 2023.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

4. Grand Valley Estates Zone of Annexation ANX-2022-478

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ty Johnson with Kaart Planning provided a presentation regarding the request and was available for questions.

Questions for staff

Commissioner Ehlers asked about the thin strip of property to the West of Lewis Wash. He asked who would be responsible for developing the active transportation corridor for the recently adopted Pedestrian and Bicycle Plan.

Commissioner Teske asked if this property had already been annexed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

Greg Tolle noted that he had no intention to develop his property. He indicated that it seemed the City was creating a shortage of R-4 housing options.

R.C. Buckley commented that the housing shortage may be a cost issue not a supply issue. He questioned the means of annexation and the size of the parcel.

Rose Bonine quoted a section of the 2020 Comprehensive Plan. She commented on Long Park, Wal-Mart, employment availability, and proximity to amenities such as hospitals. She listed other multifamily developments in Grand Junction. She mentioned the City's recent efforts to increase ADU production.

The public comment period was closed at 6:57 p.m. on May 9, 2023.

Discussion

Applicant Ty Johnson responded to public comments.

Commissioner Secrest remarked that he felt like the original request for R-12 was too high density, but that he was in favor of R-8. He commented on the difficulty to for home buyers to find affordable housing at the moment.

Commissioner Ehlers noted his desire to see the property zoned R-12 given its proximity to amenities. He mentioned that increasing density was necessary to counteract the cost of development. He noted that the County's master plan had the adjacent parcels designated as residential medium.

Commissioner Teske agreed with Commissioner Ehlers and noted that his only reservation is that the request was not for R-12.

Motion and Vote

Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, 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 Secrest seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 7:08 p.m.