

GRAND JUNCTION PLANNING COMMISSION
May 23, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Scissors.

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

Also present were Jamie Beard (City Attorney), Nicole Galehouse (Interim Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 11 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 9, 2023.

REGULAR AGENDA

1. Mustang Ridge Zone of Annexation **ANX-2023-81**

Consider a request by Brian R. and Stephanie Bray to zone 2.714 acres from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre) located at 880 26 ½ Road.

Staff Presentation

Kris Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Tracy States with River City Consultants was present and available for questions.

Kevin Bray spoke on behalf of Brian Bray and provided clarification on the development of the parcel.

Questions for staff

Commissioner Ehlers asked about the size of the parcel.

Commissioner Scissors asked if the city required all annexed properties to be connected to municipal sewer.

Commissioner Weckerly asked if the property needed to be annexed in order to develop.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:55 p.m. on May 23, 2023.

Discussion

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 880 26 ½ Road, City file number ANX-2023-81, 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 6-0.

2. The Enclave at Redlands Mesa – Vacation of Right of Way **VAC-2022-643**

Consider a request to vacate a 9,966 square foot area of right-of-way adjacent to the property located at 2345 West Ridges Boulevard.

Commissioner Weckerly recused herself from deliberating on this item.

Staff Presentation

Kris Ashbeck, Principal 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 16, 2023, via www.GJSpeaks.org.

David Moore asked if the vacation of ROW restricted access for emergency vehicles or prevented the city from improving the road in the future.

The public comment period was closed at 6:07 p.m. on May 23, 2023.

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on The Enclave at Redlands Mesa Vacation of Public Right-of-Way request located adjacent to West Ridges Boulevard and the property located at 2345 West Ridges Boulevard, City file number VAC-2022-643, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Herek seconded; motion passed 5-0.

3. The Enclave at Redlands Mesa – ODP and Hillside Exception **PLD-2022-887**

Consider requests by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Review and Approval of 1) a Hillside Exception Request; and 2) a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6-Acre Parcel Located at 2345 West Ridges Boulevard.

Commissioner Weckerly recused herself from deliberating on this item.

Staff Presentation

Kris Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

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

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

David Weckerly questioned the name for the development. He stated his opposition to the project and requested that the commission uphold the slope requirements for development.

David Born stated his opposition to the hillside exception.

Connie Fudge stated her opposition to the hillside exception.

Amy Born stated her opposition to the hillside exception.

Marcia Moore asked about the efforts for preserving the existing landscape.

Deb Huro expressed concerns about the differences in HOA requirements between this development and the surrounding properties.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 7:25 p.m. on May 23, 2023.

Discussion

Applicant Ty Johnson responded to public comments and questions.

Ivan Geer, Civil Engineer with River City Consultants, provided context for drainage and stormwater management on the site.

Commissioner Ehlers asked what the average square footage of the units would be. He asked what the maximum house size was for the surrounding subdivisions. He asked about the difference between the two maps provided by David Born. He asked about requirements for mitigating impacts of development on the surrounding land uses. He noted that there is language in the code that outlines the requirements for preserving natural features during development. He commented that engineering for development on hillsides was completely possible. He noted that this development seemed appropriate given the surrounding subdivisions but that it was unfortunate there was a lack of communication between the applicant and the adjacent properties.

David Weckerly provided context on the CC&Rs of the surrounding developments. He also commented on the likelihood of golf balls impacting the South side of this development.

Commissioner Scissors asked where the property line is in regard to the ridgeline.

Commissioner Herek asked for clarification on the review criteria for a hillside exception.

Commissioner Secrest asked if staff or the applicant identified any hillside exceptions granted to the surrounding subdivisions. He expressed his appreciation for the presentation and renderings provided by the applicant.

Kris Ashbeck responded to Commissioner questions.

Ty Johnson responded to Commissioner questions.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed The Enclave at Redlands Mesa development for the property located at 2345 West Ridges Boulevard, PLD-2022-887 (ODP) that amends the overall plan for the Ridges and includes hillside exceptions, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact stated in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

Consider an ordinance amending the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

Staff Presentation

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

Questions for staff

Commissioner Ehlers asked about amending the regulation for properties with more than 4 units.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 7:55 p.m. on May 23, 2023.

Discussion

Commissioners Ehlers, Scissors, and Secrest expressed their appreciation for Staff's effort on Short Term Rental regulations.

Commissioner Scissors also expressed his appreciation to the STR operators on their input and cooperation toward drafting these regulations.

Motion and Vote

Commissioner Ehlers made the following motion "On the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report along with an amendment to Section 5 that would allow eligibility to have a minimum of 1 STR for those lots with between 4 and 10 dwelling units."

Commissioner Secrest seconded; motion passed 6-0.

5. Apple Glen West Zone of Annexation

ANX-2022-287

Consider a request from Brian Bray to zone 8.33 acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd.

Staff Presentation

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

Ivan Geer with River City Consultants 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 16, 2023, via www.GJSpeaks.org.

Dick Pennington noted issues with parking and public safety on the site. He expressed his opposition to the rezone.

Nancy Miller commented that the proposed density was unreasonable and requested that the growth be more moderate.

Dan Miller noted issues with parking and public safety on the site.

Robert MacFarland requested that 23 ½ Rd be paved. He asked how this development would benefit the existing landowners in the area.

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

The public comment period was closed at 8:47 p.m. on May 23, 2023.

Discussion

Ivan Geer with River City Consultants responded to public comments.

Kevin Bray spoke on the request to zone R-4 vs. R-5.

Commissioner Ehlers asked what the minimum and maximum density was for R-5 zones. He asked if traffic impact, stormwater management, and irrigation studies are conducted during the subdivision process.

Commissioner Secrest asked why developers might request higher density for their developments.

Commissioner Phillips acknowledged comments made by the public.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located north of Appleton Elementary, west of Green Apple Drive, and

east of 23 ½ Rd, City file number ANX-2022-287, 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 Weckerly seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 8:50 p.m.