

GRAND JUNCTION PLANNING COMMISSION
March 12, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chairman Teske.

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Melanie Duyvejonck, Sandra Weckerly, Kim Herek, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Jessica Johnsen (Senior Planner), Dave Thornton (Principal Planner), Tim Lehrbach (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 11 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 13, 2024.

REGULAR AGENDA

1. Ferree ROW Vacation

VAC-2023-111

Consider a request by Monument Ridge Estates LLC., Lawrence Balerio, to vacate 0.32 acres of Ferree Drive right-of-way.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Representative Kim Kerk with Kim Kerk Land Consulting provided additional context on the request and was available for questions.

Questions for staff and applicant

Chairman Teske asked for confirmation that the vacated land would be granted to the property owner to the West and wondered if they had expressed any concerns with the vacation. He also asked for confirmation on the City's intent to maintain a utility easement over the entirety of the vacated area.

Commissioner Weckerly asked how sight distance would be retained following the vacation.

Commissioner Ehlers asked about the timeline of the ROW vacation in reference to the development of Monument Ridge Estates. He also asked if there would be any issues with the

vacation process should the referenced streets in Monument Villas change names before the vacation was completed.

Kim Kerk provided an update on the progress of development for Monument Ridge Estates.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 5, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:50 p.m. on March 12, 2024.

Discussion

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Ferree Drive – Public Right-Of-Way Vacation located north of Broadway (Hwy 340), on the southeastern portion of Ferree Drive, City file number VAC-2023-111, 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 Ehlers seconded; motion passed 7-0.

2. Fire Station #7 Annexation

ANX-2023-740

Consider a request by the City of Grand Junction to zone 3.744 acres from County RSF-R (Residential Single Family Rural) to RM-8 (Residential Medium 8) located at 2351 H Road.

Staff Presentation

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

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 5, 2024, 2024, via www.GJSpeaks.org.

Dylan Frye called attention to the irrigation canal on the South side of the property.

The public comment period was closed at 6:02 p.m. on March 12, 2024.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2351 H Road, City file number ANX-2023-740, 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 7-0.

3. Monument Villas Comp Plan Amendment & Rezone CPA-2023-783 & RZN-2023-784

Consider a request by D&B Broadway Monument, LLC for a Comprehensive Plan Amendment for 4.23 acres from Commercial to Residential Medium (5.5 to 12 du/ac) and rezone the 4.23 acres from Mixed Use Neighborhood (MU– 1) to RM-8 (Residential Medium - 8).

Staff Presentation

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

Jeffrey Fleming with Colorado Land Advisor Ltd., expanded on the staff presentation and was available for questions.

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 5, 2024, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:28 p.m. on March 12, 2024.

Discussion

Discussion ensued about the minimum density requirements in the MU-1 zone district.

Commissioner Ehlers agreed with the staff that this area had not developed as a neighborhood center as projected in the 2010 Comp Plan so the rezone to strictly residential made sense.

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 2152 Broadway & 2155 Monument Lane, City file number CPA-2023-783, 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 7-0.

Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request for the property located at 2152 Broadway & 2155 Monument Lane, City file number RZN-2024-784, 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 and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium.”

Commissioner Weckerly seconded; motion passed 7-0.

4. Lange Annexation ANX-2023-754

Consider a request by James N. Lange to zone 1.65 acres within the Lange Annexation to R-8 (Residential – 8 du/ac) located at 2908 Kennedy Avenue.

This item was rescheduled to a future meeting to be determined.

5. NAK Properties Rezone RZN-2024-57

Consider a request by NAK Property 2, LLC to rezone 0.43 acres from I-2 (Industrial General) to CG (Commercial General) located at 739 3rd Avenue.

Staff Presentation

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Nathan Krehbiel was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 5, 2024, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:50 p.m. on March 12, 2024.

Discussion

Commissioners expressed their appreciation for staff’s presentation and their agreement with the rezone request.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the rezone request for the property located at 739 3rd Avenue, City file number RZN-2024-57, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact as listed in the staff report.”

Commissioner Scissors seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:53 p.m.