

GRAND JUNCTION PLANNING COMMISSION
September 10, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chairman Teske.

Those present were Planning Commissioners; Kim Herek, Shanon Secrest, Orin Zyvan, Ian Moore, and Robert Quintero.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 3 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

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

Commissioner Herek moved to approve the consent agenda.

Commissioner Secrest seconded; motion passed 6-0.

REGULAR AGENDA

1. Gutierrez Annexation

ANX-2024-311

Consider a request by Luis Anthony and Blanca Gutierrez to zone 6.43 acres from County B-2 (Concentrated Business) to RM-8 (Residential Medium 8) located on an unaddressed property that Lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road.

Staff Presentation

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Chairman Teske clarified that E ¼ Rd was not currently constructed to access the subject property. He asked if staff knew when the property was zoned to B-2 in the County.

Commissioner Zyvan asked what the standard procedure is for annexing property into City limits.

The applicant, Mr. Gutierrez, clarified that his request to be annexed to RM-8 was to prevent the development from feeling “cramped” as it may have become if developed at the RM-12 zone designation.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, September 3, 2024, via www.GJSpeaks.org.

Russell Ward stated his opposition to the annexed parcel being developed as a mobile home park or multifamily building.

The public comment period was closed at 6:00 p.m. on September 10, 2024.

Mr. Gutierrez stated that he had no intention of developing the property as Multifamily.

Commissioner Quintero asked what the public noticing requirements are.

The public hearing was closed at 6:03 p.m. on August 13, 2024.

Discussion

Commissioner Secrest gave some background on similar developments in the area and noted that they had no negative impact on the surrounding property values.

Commissioner Zyvan commented that the RM-8 zoning was the lower density of the two available zoning designations for the Residential Medium future land use category.

Chairman Teske elaborated on Commissioner Secrest and Commissioner Zyvan's statements.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Zone of Annexation request for the properties located on unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 I-70 Frontage Road on the west and lies south of E ¼ Road and North of I-70 Business Frontage Road, 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 Zyvan seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Zyvan moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:10 p.m.