

A. CALL TO ORDER

Five Planning Commissioners were in attendance. (Whitney Rink, Mel Mulder, Jesse Fabula, JP Nisley, and Aaron Hancey were present).

B. PLEDGE OF ALLEGIANCE

Jesse Fabula led the Pledge of Allegiance.

C. AMENDMENTS TO THE AGENDA

None

D. APPROVAL OF THE AGENDA

COMMISSIONER NISLEY MOVED TO APPROVE THE AGENDA

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 5-0

E. WITHDRAWN ITEMS

None

F. CONTINUED ITEMS

None

G. CONSENT ITEMS

APPROVAL OF MINUTES

September 14, 2021 Planning Commission Meeting

COMMISSIONER NISLEY MOVED TO APPROVE THE MINUTES

COMMISSIONER HANCEY SECONDED THE MOTION

MOTION PASSED 2-0 (COMMISSIONERS MULDER, FABULA AND RINK ABSTAINED DUE BECAUSE THEY WERE NOT PRESENT AT THE LAST MEETING)

H. HEARING ITEMS

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|-----------------|---|
| Application #: | 2021-30 |
| Project Name: | 1877 J.2 Road |
| Application: | Rezone |
| Property Owner: | Martin Azcarraga & Steven Azcarraga |
| Representative: | Vortex Engineering, Inc. |
| Location: | 1877 J.2 Road |
| Zone: | Currently zoned Rural Estate (RE) |
| Request: | This is a request to rezone approximately 9.2 acres from a Rural Estate (RE) zone to a Community Residential (CR) zone. |

Commissioner Fabula introduced Application 2021-30 1877 J.2 Road Rezone.

Mr. Henry Hemphill gave the Staff presentation. Mr. Hemphill explained that he would be giving the Staff presentation on this item and the following one concurrently. He said that the decisions needed to have their own motions as they combined some of the presentations for time and understanding purposes. He said that this application is separate from the other annexations and zonings that they were going to be hearing. He said that the properties were all owned by the same entity and the applicant's representative was there. He said that he will give this presentation and then they would have the discussion and the next two he will reiterate what he mentioned previously.

Slide 1 – Introduction

Slide 2 – Application Facts

Slide 3 – Legal Notice

Slide 4 – Zoning Map and 2020 Aerial View

Slide 5 – Future Land Use Map

Slide 6 – Review Criteria

Section 17.13.060, Amendment to the Official Zoning Map (Rezone), of the Land Use Code (2009, as amended) states that the Official Zoning Map may be amended when the following findings are made:

1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and
2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or
3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or
4. The amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or
5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.

Slide 7 – Public Comments, Review Comments & Staff Recommendation

- Public Comments:
 - No written public comments have been received to date.
- Review Comments:
 - No reviewer expressed concerns with this annexation.
- Staff Recommendation

- Staff recommends **approval** of the proposed rezone from Rural Estate (RE) to Community Residential (CR).
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Slide 8 – Suggested Motion

- Mr. Chair, as to application 2021-30, I move to recommend approval of the requested rezone from Rural Estate to Community Residential to the Fruita City Council.

Commissioner Fabula thanked him and invited the petitioner to speak.

Mr. Stephen Swindell with Vortex Engineering in Grand Junction was the applicant's representative. He said that like Mr. Hemphill described this met three of the criteria and there were so many issues related to the other ones that he said he would talk about it as a whole package later. He said he would answer any questions if they had any.

Commissioner Fabula asked him if he would prefer to give the information at the next hearing item?

Mr. Swindell said that this was correct. He said that they were all wrapped up together, all adjacent and they all fit. He said that if they had any questions, he would answer them now.

There were no questions.

Commissioner Fabula concluded the applicant's summary and opened the meeting to public comment. He invited the public to speak.

There were no public comments.

Commissioner Fabula closed public comments and opened Commissioner discussion.

Mr. Hemphill added that this was a virtual meeting as well for the record and that there was no one in attendance from the public that wanted to comment.

Commissioner Fabula said that he did not have any questions or comments that it was a straightforward Rezone and it reflected what was in the Master Plan.

There were no other comments.

Commissioner Fabula called for a motion.

COMMISSIONER NISLEY FOR APPLICATION # 2021-30 MOVED TO RECOMMEND APPROVAL OF THE REQUESTED REZONE FROM RURAL ESTATE TO COMMUNITY RESIDENTIAL TO THE FRUITA CITY COUNCIL.

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 5-0