Date: Thursday, October 17, 2019
Time: 6:00 p.m.
Place: Mesa County Public Hearing Room, 544 Rood Avenue, 2nd Floor, Grand Junction, Colorado. Please use the 6th Street entrance.

The following items will be presented at this public hearing of the Mesa County Planning Commission for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Mesa County Board of County Commissioners. If you have an interest in an item on the Agenda, the date and time of the County Commissioners’ hearing is listed after each agenda item. Your appearance at both hearings is important and encouraged.

The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

An “11:00 Rule” will be enforced. This rule does not allow new agenda items to be heard after 11:00 p.m.

NOTE: Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

A. CALL TO ORDER
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF MINUTES: 09-19-2019
D. AMENDMENTS TO THE AGENDA: None
E. ANNOUNCEMENTS AND/OR PRESENTATIONS: None
F. CONTINUED ITEMS: One (1) project from 07-18-19

1. 2019-0100 CUP POOL DOMESTIC PETS CONDITIONAL USE PERMIT
   Property Owner: David Pool
   Location: 14390 BS Road, Glade Park, 81523, a 40-acre parcel located approximately one-quarter mile east of S. 14 Road
   Zoning: Agricultural, Forestry, Transitional (AFT)
   Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us
   Request: To breed, raise, train, and keep competitive hunting dogs for personal use.
   Staff Recommendation: Denial
   Board of County Commissioners Hearing: 10-29-19

END OF CONTINUED ITEMS
G. CONSENT AGENDA ITEMS: Three (3) projects

Items placed on the Consent Agenda allow the Planning Commission to spend its time on the more complex items. These items are generally not perceived as controversial and can be approved by a single motion. The petitioners and staff are in agreement on all of the recommendations on these projects. The Planning Commission will pass these items to the Mesa County Commissioners, subject to staff and review agency comments. Anyone from the public or the Planning Commission may ask that an item be removed from the Consent Agenda for individual consideration at tonight’s hearing.

NOTICE: If an applicant agrees to have a project placed on the Consent Agenda for the Planning Commission, and it is approved on that Agenda, the project will be forwarded to the Mesa County Commissioner’s Consent Agenda. If an applicant decides to remove the item from the Board’s Consent Agenda, the project will be referred back to the Planning Commission and rescheduled for a new hearing date.

1. 2019-0140 RZ  
   **BRUMBACK REZONE**
   Property Owner(s): Kent Brumback and Kathy Glover
   Location: 3315 E ¾ Road, Clifton, 81520
   Zoning: RSF-R and AFT
   Planner: Jeff Hofman, 970.254.4152, jeff.hofman@mesacounty.us
   Request: To rezone two parcels consisting of approximately 7.13 acres and 2.3 acres from a combination of RSF-R and AFT zoning to RSF-2 zoning. The RSF-2 zone district allows a single-family residential density of no more than 2 units per acre and a 15,000 square foot minimum lot size.

   **Staff Recommendation:** Approval
   **Board of County Commissioners Hearing Date:** 11-19-19

2. 2019-0143 PUD  
   **2nd AMENDMENT TO EXPERIUS COMMUNITY AT GATEWAY CANYONS PUD CONCEPT PLAN**
   Property Owner(s): Hendricks Real Estate Holdings, LLC
   Representative(s): John Williams, 970.241.2838
   Location: 43026 Highway 141, Gateway, 81522 (Hwy 141 & 4.1 Road)
   Zoning: PUD
   Planner: Jeff Hofman, 970.254.4152, jeff.hofman@mesacounty.us
   Request: The Experius Community at Gateway Canyons is a 416-acre Planned Unit Development (PUD) that allows a total of 340 residential units, cultural facilities, recreational uses, lodging and retail sales. The applicant is requesting to amend an existing condition attached to the 2012 PUD approval. The current PUD approval requires the applicant to submit a Final Plan application in seven years of the Concept Plan approval (by December 17, 2019). The applicant is requesting an amendment to the PUD approval to allow the Final Plans to be submitted by December 17, 2026.

   **Staff Recommendation:** Approval
   **Board of County Commissioners Hearing Date:** 11-19-19
3. 2019-0135 PUD OTTER CREEK GRAVEL PIT EXPANSION
Property Owner(s): Oldcastle SW Group dba United Companies of Mesa County
Representative(s): River City Consultants, 970.241.4722
Location: 3293 D ½ Road. Clifton, 81520 (D ½ & 33 Roads)
Zoning: AFT to PUD
Planner: Jeff Hofman, 970.254.4152, jeff.hofman@mesacounty.
Request: To expand the existing Otter Creek Gravel Pit to include a 5.8 acre property into the mining area. This property is located directly east of the existing mining area and west of the 33 Road Drain. No change to the hours of operations or access location to the existing facility is proposed.

Staff Recommendation: Approval with Conditions
Board of County Commissioners Hearing Date: 11-19-19

END OF CONSENT ITEMS

H. HEARING ITEMS: None

PRESENTATION RULES: Due to the volume of items to be heard the follow restrictions may be applied to help expedite the hearing process:

a) Where practical, presentations by staff and petitioners will be limited to 15 minutes or less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff's presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.

b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

END OF HEARING ITEMS

I. ADJOURNMENT

The Mesa County Public Hearing Room is accessible to the handicapped. With advance request, a sign language interpreter may be made available (call 244-1636 or TDD 256-1530).

Mesa County Planning Division
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Grand Junction, CO