Mesa County Planning
Commission Public Meeting

Chip Page, Chair
Dean Harris, Vice Chair
Bill Somerville, Secretary
Bob Erbisch
Dan Penry

Steve Damm
Larry Anna
Bob Witham (1st Alternate)
Sean Norris (2nd Alternate)
Ed Krey (3rd Alternate)

Date: Thursday, December 19, 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: *October 17, 2019 and November 21, 2019
   *Minutes approved at prior hearing with incorrect date stated.
D. AMENDMENTS TO THE AGENDA
E. ANNOUNCEMENTS AND/OR PRESENTATIONS: None
F. CONTINUED ITEMS: None

END OF CONTINUED ITEMS

G. WITHDRAWN ITEMS: None

END OF WITHDRAWN ITEMS
H. CONSENT AGENDA ITEMS: None

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.

END OF CONSENT ITEMS

I. HEARING ITEMS: One (1)

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.

1. 2019-0214 TXT 2020 Land Development Code Update
Representative(s): Mesa County Planning Division
Planner: Greg Moberg, 970-244-1650, greg.moberg@mesacounty.us
Request: An update of the entire Mesa County Land Development Code, that will provide a more user-friendly document that reduces redundancy, creates flexibility, streamlines submittal and review processes and institutes more realistic and achievable design, landscape and development standards.
Details can be found at the following link:
https://www.mesacounty.us/planning/codes-plans--policies/proposed-changes-to-codes--plans/page-list/proposed-land-development-code-amendments/

Staff Recommendation: Approval
Board of County Commissioners Hearing Date: January 14, 2020
END OF HEARING ITEMS

J. 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
P.O. Box 20,000, 200 S. Spruce St.
Grand Junction, CO