



## Mesa County Planning Commission Public Meeting



Chip Page, Chair  
Dean Harris, Vice Chair  
Bill Somerville, Secretary  
Bob Erbisch  
Steve Damm

Larry Anna  
Bob Witham  
Sean Norris (1<sup>st</sup> Alternate)  
Ed Krey (2<sup>nd</sup> Alternate)  
Dennis Clark (3<sup>rd</sup> Alternate)

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**Attention: Due to COVID - 19 you may dial in or attend in person. If you attend in person, you must wear a mask and observe the 6 feet social distancing.**

**Date:** Thursday, February 18, 2021

**Time:** 6:00 p.m.

**Place:** Mesa County Public Hearing Room, 544 Rood Avenue, 2<sup>nd</sup> Floor, Grand Junction, Colorado. Please use the 6<sup>th</sup> Street entrance.

To participate locally, dial: 683-4300, Toll-Free 877-394-5806 (there will be no live streaming).

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 and online at <https://www.mesacounty.us/planning/boards-and-commissions/planning-commission/>

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF MINUTES:** January 21, 2021
- D. **AMENDMENTS TO THE AGENDA**
- E. **ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. **CONTINUED ITEMS:** None

**END OF CONTINUED ITEMS**

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**G. WITHDRAWN ITEMS:** None

**END OF WITHDRAWN ITEMS**

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**H. CONSENT AGENDA ITEMS:** 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.

**END OF CONSENT ITEMS**

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**I. HEARING ITEMS:** Three (3)

**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. PRO2020-0179 2020 ONE GRAND JUNCTION COMPREHENSIVE PLAN**

Representative: City of Grand Junction, David Thornton, (970) 244-1450  
Planner: Greg Moberg, (970) 244-1650, greg.moberg@mesacounty.us  
Request: The City of Grand Junction is requesting that Mesa County amend the Mesa County Master Plan with the adoption of the City's 2020 One Grand Junction Comprehensive Plan replacing the 2010 Grand Junction Comprehensive Plan.

**Staff Recommendation: Approval**

**2. PRO2020-0185 WHITEWATER VILLAGE MASTER PLAN AMENDMENT**

Property Owner: Whitewater Village, LLC  
Representative: Tracy States, River City Consultants, Inc.  
Location: 15 Coffman Rd. and unaddressed parcel, west side of Coffman Rd., north side of SR 141, Whitewater, CO 81527  
Zoning: Agricultural, Forestry, Transitional (AFT)  
Future Land Use: Residential High Mixed Use (RHMU) and Conservation/Mineral Extraction (CON)

Planner: Britt Dveris, 970-255-7191, britt.dveris@mesacounty.us  
Request: To change the future land use classifications of two parcels comprising approximately six acres of land from Residential High Mixed Use (RHMU) and Conservation/Mineral Extraction (CON) to Village Center Mixed Use (VCMU).

**Staff Recommendation: Approval and Adoption of the Resolution**

**3. PRO2020-0195 PUD WHITEWATER VILLAGE PLANNED UNIT DEVELOPMENT  
OUTLINE DEVELOPMENT PLAN AND REZONE**

Property Owner: Whitewater Village, LLC  
Representative: Tracy States, River City Consultants, Inc.  
Location: 309 3rd St., 15 Coffman Rd., and unaddressed parcel, north side of SR 141, west of US HWY 50, Whitewater, CO 81527  
Zoning: General Commercial (C-2); Agricultural, Forestry, Transitional (AFT)  
Future Land Use: Village Center Mixed Use (VCMU); Residential High Mixed Use (RHMU); Conservation/Mineral Extraction (CON)  
Planner: Britt Dveris, 970-255-7191, britt.dveris@mesacounty.us  
Request: To rezone the three subject parcels to Planned Unit Development (PUD) and develop a 105-lot residential subdivision and approximately 182,000 square feet of commercial and mixed-use space on approximately 25.6 acres of currently vacant land.

**Staff Recommendation: Approval with Conditions**

**Board of County Commissioners Hearing Date: March 09, 2021**

**END OF HEARING ITEMS**

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**J. ELECTION OF OFFICERS**

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**K. ADJOURNMENT**

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**Mesa County Planning Division  
P.O. Box 20,000, 200 S. Spruce St.  
Grand Junction, CO**