



Mesa County Planning Commission Public Meeting



Chip Page, Chair
Dean Harris, Vice Chair
Steve Damm
Larry Anna
Bob Witham

Sean Norris
Ed Krey
Dennis Clark (1st Alternate)
Vacant (2nd Alternate)
Vacant (3rd Alternate)

Date: Thursday, April 15, 2021

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:** March 18, 2021
- D. **AMENDMENTS TO THE AGENDA**
- E. **ANNOUNCEMENTS AND/OR PRESENTATIONS**
- F. **CONTINUED ITEMS:** None

END OF CONTINUED ITEMS

- G. **WITHDRAWN ITEMS:** None

END OF WITHDRAWN ITEMS

- H. **CONSENT AGENDA ITEMS:** Two (2)

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.

- 1. PRO2021-0020 CUP POWDERHORN ATT CONDITIONAL USE PERMIT**
Property Owner: Powderhorn Partners LLC
Representative: Joseph Levie
Location: 48295 Powderhorn Rd. Mesa, 81643 (Powderhorn Rd and Oak Street)
Zoning: PUD (Planned Unit Development)
Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us
Request: To amend the existing conditional use permit to allow a new 44 foot monopole in exact location as the existing 38 foot tower.

Staff Recommendation: Approval with Conditions
Board of County Commissioners Hearing Date: May 04, 2021

- 2. PRO2021-0033 RZ MURPHY REZONE**
Property Owner: Gary and Peggy Murphy
Representative: Casey Braun
Location: 4191 Highway 50, Whitewater, CO 81527
Zoning: Agricultural, Forestry, Transitional (AFT)
Planner: Britt Dveris, (970) 255-7191, britt.dveris@mesacounty.us
Request: To rezone the 4.8-acre subject parcel from AFT to Residential Single Family 2 (RSF-2) for the purpose of creating one additional residential lot.

Staff Recommendation: Approval
Board of County Commissioners Hearing Date: May 04, 2021

END OF CONSENT ITEMS

I. 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

J. ADJOURNMENT

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