MESA COUNTY PLANNING COMMISSION  
August 15, 2019 
PUBLIC HEARING MINUTES  

Chair Page called to order a scheduled hearing of the Mesa County Planning Commission at 6:00 p.m. Chair Page led the Pledge of Allegiance. The hearing was held in the Public Hearing Room, Mesa County Administration Building at 544 Rood Avenue, Grand Junction, Colorado.

In attendance representing the Mesa County Planning Commission, were Chair Page, Robert Erbisch, Dan Penny, Steve Damm, and Robert Witham.

In attendance, representing the Mesa County Planning Division, were Greg Moberg, and Jeff Hofman. Todd Hollenbeck and Brit Dveris was present in the audience. Rose Tafoya was present to record the minutes.

There were twelve (12) citizens present throughout the hearing.

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Approval of Minutes  
July 18, 2019  
Motion: Commissioner Penny:  I MOVE TO ACCEPT AS SUBMITTED.  
Second: Commissioner Damm:  I'LL SECOND THAT.

Motion Approved 5-0  

Continued Items – None

Consent Items – None

Hearing Items – One Item

2019-0103 RZ  MARASCO FAMILY FARM REZONE  
Property Owner(s): Marasco Family Farm Partnership LLLP  
Representative(s): River City Consultants, Inc. - Tracy States, 970.241.4722  
Location: 910 23 ½ Road, Grand Junction,  
Parcel #: 2701-204-00-020  
Zoning: AFT  
Planner: Jeff Hofman, 970.254.4152, email@mesacounty.us  
Request: To rezone a 58.37-acre parcel from AFT to RSF-E (Residential Single Family-Estate. The RSF-E zoning allows a density of 1-3 acres per unit and a minimum lot size of one acre.

Staff Presentation  
Mr. Hofman explained the proposed project and entered into the record the following exhibits:

Exhibit A – Staff’s Power Point Presentation  
Exhibit B – Hearing Binder  
Exhibit C – Project File  
Exhibit D – Mesa County Land Development Code  
Exhibit E – Mesa County Master Plan  
Exhibit (Roman numeral) I - Applicant’s/Representative’s Presentation and Exhibits  
Exhibit (Arabic numeral) 1 - Public’s Exhibits

Mr. Hofman presented the Location and Zoning Map along with the Aerial Site photos and explained the details of the zoning and property. He showed the Future Land Use Map providing details about
the parcel bisected by two (2) different future land use classifications, Rural and Residential Low Density with some Higher Density toward the Intersection of I Road and 23 Road.

Mr. Hofman presented and explained the Urban Development and Persigo Sanitation District map. He explained the requested single-family uses being consistent with the master plan and being compatible with the surrounding property use. There have been comments received opposing the rezone and approximately two (2) dozen people present at the Neighborhood Meeting on August 6, 2019. A concern at the meeting was 23 ½ Road being too narrow.

The Planning Division recommends approval of the rezone based on it meeting the criteria for a rezone. Commissioner Damm wanted to review the potential zoning density. Mr. Hofman explained the property is approximately fifty-eight (58) acres allowing for a range of density between one (1) and three (3) acres per unit, the minimum lot size is one (1) acre. A subdivision of this size does loose land from street/road right of ways, setbacks from a canal and a drain along with the topography. A design of 40 to 45 units on this property may be possible.

Commissioner Damm commented on the possibility of the design allowing for one (1) resident per two (2) or three (3) acres, to which Mr. Hofman concurred. Chair Page inquired about the adjoining property lot sizes and compatibility. Mr. Hofman explained that most of the surrounding properties contain single-family homes. He also explained the uses aloud by the code. Commissioner Witham inquired about the roads along with additional access and egresses. Mr. Hofman provided photos and discussed I Road, 23 ½ Road and 24 Road; he mentioned there are options with the roads when they get to the subdivision design.

Applicant/Representative Presentation
Tracy States representative with River City Consultants, Inc. discussed the project meeting all the criteria for the rezone. She went into detail in regards to the density and code with the plan to develop no more than twenty-nine (29) lots. Ms. States offered that her Traffic Engineer Marc Kenney is present to answer any traffic concerns.

Public Comments
Mike Diluzio lives east of the proposed development and asked Jeff to bring up the Urban Development Boundary & Persigo Sanitation District Map and Aerial Site Photo. He discussed specific lots, along with the acreage and zoning of AFT and farmland. He pointed out the history of the acreage and questions the compatibility of surrounding lot sizes. Mr. Diluzio discussed current lots being no less than 4.3 acres with four (4) head gates used for irrigation.

Erwin Grange lives north of the property and has approximately twenty-three (23) acres. He discussed Ms. States information provided for the neighborhood meeting in regards to the zoning and density. He believes there has been some inaccurate information in regards to this project and he is opposed to it.

John Larsen lives across from the property and has traffic concerns. His objection is it not being compatible with the surrounding land use as this is agricultural land.

Dan Harren lives across the street on the west side and discussed his love for the property and the generations that have lived on the property. He would like consideration of what Grand Junction is.
Applicant/Representative Rebuttal
Ms. States addressed the issue of the density and the applicant's intent to develop no more than twenty-nine (29) units. She discussed the compatibility of surrounding lots. Ms. States discussed the project meets the criteria, master plan and the zoning is appropriate. Mr. Kenney discussed traffic in the area along with average speeds and that the road needs improvements.

Planning Commission Discussion & Vote
Commissioner Erbisch is concerned with perceived conflict in the data along with the number of people opposing the project. Commissioner Penny discussed the presentation that Mr. Hofman presented and all the criteria has been met. He inquired if Mr. Hofman thought anything might have been omitted or incorrect. Mr. Hofman discussed all the public notices including the legal notice from the county have been consistent; described as 1-3 acres per unit and a minimum lot size of one (1) acre. Commissioner Damm discussed looking at the zoning request and not the whole subdivision. Commissioner Witham discussed possible lot sizes and more information will be available as the project develops. Chair Page has concerns with the compatibility and the traffic. Mr. Hofman discussed the compatibility of use per the code and that it is not based on lot size; the existing AFT zoning allows for one (1) acre lots. Chair Page commended Mr. Hofman for ensuring the project meets the zoning criteria. He also believes that traffic issues will be resolved in later stages of the project. Commissioner Erbisch wanted to remind everyone that the Commissioners are an advisory group and not legally binding. He discussed this project has real people with real concerns.

Second: Commissioner Penny: I SECOND.
Motion Approved 4-1
Commissioner Erbisch voted denial of this project.

Board of County Commissioner's Hearing on this project is September 17, 2019, at 9:00 a.m.

Motion: Commissioner Damm moved that the meeting be adjourned.
Second: Commissioner Penny
Motion Approved 5-0
Hearing adjourned at 7:03 p.m.

Respectfully Submitted,

Bill Somerville, Secretary