

**GRAND JUNCTION PLANNING COMMISSION  
JULY 14, 2009 MINUTES  
6:00 p.m. to 6:51 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), William Putnam (Vice-Chairman), Lynn Pavelka-Zarkesh, Patrick Carlow, Ebe Eslami, Mark Abbott and Richard Schoenrad (Alternate). Reginald Wall was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Senta Costello (Senior Planner), Brian Rusche (Senior Planner), Lori Bowers (Senior Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 14 interested citizens present during the course of the hearing.

**ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the May 26 and June 6, 2009 Regular Meetings.

**2. Public Safety Facility – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate the north/south alley and a portion of the east/west alley between 7<sup>th</sup> & 8<sup>th</sup> Street between Ute and Pitkin Avenues.

**FILE #:** VR-2008-342  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Alleys located between 7<sup>th</sup> and 8<sup>th</sup> Streets between Ute and Pitkin Avenues  
**STAFF:** Brian Rusche

**3. Public Safety Facility – Rezone**

Request a recommendation of approval to City Council to rezone 2.52 acres between 5<sup>th</sup> and 7<sup>th</sup> Streets and Ute and Pitkin Aves along with 1.45 acres east of 7<sup>th</sup> Street between Ute and Pitkin Aves from a C-1 (Light Commercial) to a B-2 (Downtown Business) zone district.

**FILE #:** RZ-2008-342  
**PETITIONER:** City of Grand Junction  
**LOCATION:** 5<sup>th</sup> to 7<sup>th</sup> Streets between Ute and Pitkin Avenues  
**STAFF:** Brian Rusche

**4. Fiesta Guadalajara Expansion – Preliminary Development Plan**

Request 1) a recommendation of approval to City Council to zone 1.422 acres to a PD (Planned Development) with the default zones of C-1 (Light Commercial) and R-8 (Residential 8 du/ac); 2) a recommendation of approval to City Council for a Preliminary Development Plan; 3) and a recommendation of approval to City Council for a vacation of the west 7.5 feet of the North /South alley located east of North 7<sup>th</sup> Street and south of Glenwood Avenue.

**FILE #:** RZ-2009-037  
**PETITIONER:** David Ortiz  
**LOCATION:** 710, 748 North Avenue and 705, 727 Glenwood Avenue  
**STAFF:** Senta Costello

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Carlow) “Mr. Chairman, I move we approve the Consent Agenda as presented.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 – 0.

**Public Hearing Items**

At Commissioner Schroenradt’s request, Chairman Cole allowed him to be excused from the remainder of the hearing due to conflicts previously disclosed.

**5. Redlands Vista in The Ridges – Preliminary Subdivision Plan**

Request 1) a recommendation of approval to City Council to adopt an amended Planned Development Ordinance for development of 56 dwelling units on 8.3 acres with a default zone of R-8 (Residential 8 du/ac); 2) a recommendation to City Council of approval of an amended Preliminary Development Plan (PDP) that includes private streets; and 3) a recommendation of approval to City Council of a

vacation of a pedestrian and equestrian easement and a reduction in size of a utility, irrigation and drainage easement.

**FILE #:** PFP-2009-092  
**PETITIONER:** Paul Varghese - Redlands Vista, LLP  
**LOCATION:** Ridges Boulevard and Ridge Circle  
**STAFF:** Lori Bowers

**STAFF’S PRESENTATION**

By way of a PowerPoint presentation, Lori Bowers, Senior Planner with the Public Works and Planning Department, addressed the Commission regarding a project located in The Ridges. She said that according to the Future Land Use Map, this area was to develop in the Residential Medium-Low or 2 to 4 units per acre; however, as part of The Ridges Master Plan, this site was designated as a multi-family site and potentially could have a density of a maximum of 7.5 dwelling units per acre. The applicant had requested to amend the existing Planned Development Ordinance that was approved in 2006 to develop 56 units, 12 of which would be 2-story duplexes and 12 2-story fourplexes, for a density of 6.7 dwelling units per acre. Ms. Bowers said that access would be obtained from Ridge Circle Drive and School Ridge Drive. Furthermore, the interior streets would be private streets to be maintained by the homeowners’ association. She added that the subject area was adjacent to open space with the proposal by applicants for an additional 3.84 acres of open space. Ms. Bowers said that the default zone for this Planned Development was R-8. Ms. Bowers said that there was no default height limitation set in a multi-family situation in The Ridges. However, under the R-8 default zone, the building height limit was 35 feet. She added that this was the one deviation applicants had requested. Applicants were proposing to develop this in four phases. Additionally, Lori addressed the requested vacation of two easements. She also stated that there was an asphalt path which would be reconstructed to City standards. Lastly, she concluded that after reviewing the applicable sections of the Zoning and Development Code, she said that it was her recommendation that the Commission recommend approval to City Council of the three requested items – the revised Preliminary Plan with private streets, the reduction in the size of the irrigation and utility easement and the vacation of the pedestrian and equestrian easement.

**QUESTIONS**

Commissioner Eslami asked what was meant by building coverage of 2.4 acres. Lori Bowers pointed out the area that was open space and the coverage by the buildings was 2.4 acres. She said that the lots were the building footprints themselves.

Commissioner Abbott asked if the subdivision would have curbs and gutters in accordance with the standard for The Ridges. Ms. Bowers said there would be curb and gutter and sidewalk on one side of the streets.

**PETITIONER’S PRESENTATION**

Otto Burden with Colorado Civil Engineering addressed the Commission on behalf of applicant. He said that Redlands Vista was located in an area of single-family and multi-family as well as several acres of nearby open space. He said that the existing land uses made this an excellent infill project for quality development. He discussed the previously approved plan for 32 high end luxury homes; however, after a change in the market, the developer designed the new site plan with a product better suited to the evolving market while maintaining the quality infill project. Mr. Burden said that by limiting the units to 56 provided them the opportunity to preserve the vegetation in the rock area located on the southeast portion of the property. Additionally, it would be managed by a homeowners' association and was intended to be a maintenance free lifestyle as everything outside of the house would be maintained by the HOA. He addressed such items as the gated entrances which would prevent the public from driving through the site, the bike path to the south which would be rebuilt, private roads, off-street parking spots, common area and parking spaces.

**QUESTIONS**

Commissioner Eslami raised a question regarding lot sizes. Mr. Burden said that because some of the condominiums were one over the other, it could be ambiguous.

Commissioner Putnam asked if the lots were the building footprints. Otto Burden said they were not in that internally the fourplexes had two lot lines with no setbacks through the middle of the building and around the edge of the building there was between 5 to 6 feet to the lot line.

Commissioner Abbott asked if the covenants addressed RV parking. Mr. Burden said that RV parking was not allowed on the site.

Commissioner Abbott asked what the access for emergency vehicles was. Mr. Burden said that there was a notation on the site plan regarding approval by the fire department which would be part of what was recorded.

**PUBLIC COMMENT**

**For:**

No one spoke in favor of this application.

**Against:**

Carole Chowen, 2342 Rattlesnake Court, Unit B, said that there were concerns amongst herself and some of her neighbors regarding litter that was left behind by work crews in the past, the dust that came into their houses, the density, access in and out, traffic congestion, and parking. She said that the density was too much for the size and configuration of the land.

Christine Tuthill of 2345 Rattlesnake Court said that she was speaking for herself as well as two of her neighbors. She said that this development group had built a development and was unable to sell all of the lots and as a result it sat as a construction site for over two years. She questioned if they were unable to sell those pre-existing houses what

was the need for 56 units. She said that they had a great deal of concern about the trust with the developer for neighborhood communication and neighborhood follow-up. She added that they would have another partly done construction site and asked if there was a provision or procedure for follow up after the first phase with a visual review. She also asked if someone kept track of a timeline and if there would be communication back to the neighbors. Lastly, she said that it appeared that the developer was being rewarded as being someone who had not kept up his end of the bargain as far as developing in this neighborhood.

Nancy Murray, 352 Ridge Circle Drive, said that one of the reasons she bought in The Ridges and would like to see it continued as such was to not have such increased density in The Ridges. She thought that the density was inconsiderate of those who had lived there for some time as well as for Redlands Mesa. She believed that the limited amount of open space would infringe on the surrounding areas. She objected to the density and the height.

**PETITIONER'S REBUTTAL**

Otto Burden addressed some of the concerns raised such as unit size, construction and phasing. He said that this project would be completed in four phases. He next talked about traffic congestion, street alignment, access, parking and density.

Scott Friedman, Elizabeth, Colorado, said that they were typically limited by the bank and market conditions and anticipated that things would get better. He clarified that the Shadow Run site was not abandoned.

Otto Burden also discussed the dust and believed that the phasing may help. He said that they were required to inspect every two weeks at a minimum and asked for anyone with concerns to call and provided contact information.

**QUESTIONS**

Commissioner Carlow asked staff if the zoning on this property as well as the surrounding properties was Planned Development. Lori Bowers confirmed that it was all Planned Development. She added that the maximum that could be built under The Ridges Planned Development was a density of 7.5 and this was under the allowed density.

**DISCUSSION**

Commissioner Eslami said that he liked the project very much but had a problem with the 10-year phasing which was not acceptable to him. He said that with this phasing he would not support the project.

Commissioner Putnam asked if market conditions improved if the phasing could accelerate. Lori Bowers said that the phasing was the maximum length of time allowed and there was nothing to prohibit them from starting earlier.

Commissioner Putnam said that this development was commendable from a standpoint concerning the comprehensive plan infill and said that he could support it.

Chairman Cole also spoke in favor of supporting it. He added that he too had concerns about the phasing and encouraged, if market conditions allowed, that it be accelerated as much as possible.

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, a request for a major amendment and consideration of private streets for Redlands Vista Planned Development, I move that we forward a recommendation of approval to the City Council with the findings and conclusions and conditions as listed in the staff report.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, I move that we forward a recommendation of approval for the vacation of a 10’ pedestrian and equestrian easement for the Redlands Vista Planned Development to the City Council with the findings and conclusions as listed in the staff report.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

**MOTION: (Commissioner Abbott) “Mr. Chairman, on item PFP-2009-092, I move that we forward a recommendation of approval to the City Council for a partial vacation of a utility drainage and irrigation easement for Redlands Vista Planned Development with the findings and conclusions and conditions as listed in the staff report.”**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 - 0.

**General Discussion/Other Business**

There was a brief discussion regarding the upcoming retreat.

**Nonscheduled Citizens and/or Visitors**

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:51 p.m.