

**GRAND JUNCTION PLANNING COMMISSION
OCTOBER 13, 2009 MINUTES
6:00 p.m. to 6:17 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), Reggie Wall, Lynn Pavelka-Zarkesh, Pat Carlow, Mark Abbott and Ebe Eslami.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), Judith Rice (Associate Planner), Senta Costello (Senior Planner) and Michelle Hoshide (Associate Planner).

Also present was Jamie Beard (City Attorney).

Lynn Singer was present to record the minutes.

There were 32 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. **Minutes of Previous Meetings**
Approve the minutes of the August 11, August 25 and September 8, 2009 Regular Meetings.

2. **St. Mary's Signage Master Plan – Sign Package Permit**
Request approval of the updated Signage Master Plan for the St. Mary's Hospital campus, which includes new signage for the Century Project.
FILE #: SPP-2009-199
PETITIONER: Keith Estridge – St. Mary's Hospital & Medical Center
LOCATION: 2635 North 7th Street
STAFF: Scott Peterson

3. **Fuoco Rezone – Rezone**
Request a recommendation of approval to City Council to rezone .144 acres from an R-O (Residential Office) to a C-1 (Light Commercial) zone district.
FILE #: GPA-2009-147
PETITIONER: Bob Fuoco – Fuoco Investments, LLC.

LOCATION: 160 Hill Avenue
STAFF: Scott Peterson

4. Fairway Plaza – Preliminary Subdivision – Pulled to Full Hearing

Request approval of a Preliminary Subdivision Plan to develop 14 commercial lots on 19 acres in a C-1 (Light Commercial) zone district.

FILE #: PP-2008-324
PETITIONER: Richard Scariano – FairWay Property Investment
LOCATION: 643, 645, 647 24 1/2 Road
STAFF: Scott Peterson

5. Tenacious Brothers Pub – Conditional Use Permit

Request approval of a Conditional Use Permit to allow a bar/nightclub on .241 acres in a B-2 (Downtown Business) zone district.

FILE #: CUP-2009-194
PETITIONER: Genius Loci, LLC d.b.a. Tenacious Brothers Pub
LOCATION: 701 Main Street a.k.a. 118 South 7th Street
STAFF: Judith Rice

6. Cemetery Ridge Subdivision – Preliminary Subdivision

Request approval of the Preliminary Subdivision Plan to develop 8 single family lots on 2.42 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2008-185
PETITIONER: Marshall Martin – Dakota Land Development
LOCATION: 264 26 1/4 Road
STAFF: Senta Costello

7. Sawyer Simple Subdivision – Vacation of Easements

Request a recommendation of approval to City Council to vacate 7 (seven) unused utility and drainage easements.

FILE #: VE-2009-143
PETITIONER: Randall Cooper, Ronald Sawyer, Stephen Wilson, Wayne Marcotte
LOCATION: 2667, 2669 Cambridge Road; 754, 756 Cambridge Court & 2676 Cambridge Drive
STAFF: Michelle Hoshide

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. At public request, item number 4 was pulled for full hearing. Chairman Cole corrected the addresses of Item 7, Sawyer Simple Subdivision, to be 2672, 2676 Cambridge Drive and 756 Cambridge Court. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items.

MOTION: (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda excluding item 4.”

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

Public Hearing Items

4. Fairway Plaza – Preliminary Subdivision – Pulled to Full Hearing

Request approval of a Preliminary Subdivision Plan to develop 14 commercial lots on 19 acres in a C-1 (Light Commercial) zone district.

FILE #: PP-2008-324

PETITIONER: Richard Scariano – FairWay Property Investment

LOCATION: 643, 645, 647 24 1/2 Road

STAFF: Scott Peterson

STAFF'S PRESENTATION

Scott Peterson, Senior Planner, Public Works and Planning Department, made a PowerPoint presentation regarding the requested Preliminary Subdivision Plan for the Fairway Plaza Subdivision. He mentioned that the proposal was for a 14 lot commercial subdivision in order to achieve marketing flexibility for the subdivision development. After recording of the final plat, future property owners could consolidate one or more lots through a simple subdivision process. Mr. Peterson added that the properties contained a total of 19 acres and were currently vacant.

According to the Future Land Use Map, this area was indicated as Commercial with existing City zoning of C-1 (Light Commercial). The proposed subdivision would take access from 24½ Road, F½ Road and F-3/8 Road with an internal north-south right-of-way that would be dedicated by recordation of the final plat which would connect F-3/8 Road to F½ Road. Dedication of cross access ingress and egress easements would also be required across all properties and identified in the proposed covenant document. He stated that the 24 Road Corridor Design Standards and Guidelines required an organizing feature which would create an internal campus-like arrangement of buildings and open space areas which included amenities such as benches, kiosks, or public art within multi-building developments. Anticipated future property owners would need to address this requirement at the time of site plan review.

Mr. Peterson added that all proposed lots met the minimum lot size requirement and were adjacent to all street rights-of-way according to the 24 Road Corridor requirements. Additionally, he said that proposed Tract A would serve as a subdivision storm water detention pond and would be required to be landscaped to serve as a visual amenity within the subdivision. Mr. Peterson found that the Preliminary Subdivision Plan was consistent with the goals and policies of the Growth Plan and the applicable review criteria of the Zoning and Development Code have all been met.

PETITIONER'S PRESENTATION

Tracy Moore, River City Consultants, representing applicant had nothing further to add to the presentation given by staff.

PUBLIC COMMENT

For:

No one spoke in favor of this request.

Against:

Wesley N. Page, 639 24½ Road, stated that he was not opposed to this proposal but wanted to assure that this would not affect the current way that he was doing business. He specifically mentioned that the setbacks of this development should not encroach upon his existing property.

STAFF'S REBUTTAL

Scott Peterson said that he had had discussions earlier with Mr. Page and assured Mr. Page that his property would not be impacted as far as an overflow of development onto his lot. There would be landscaping provided around this property and would not overlap onto his property. He further assured that all building setbacks for the C-1 (Light Commercial) zoning district would be adhered to. Mr. Peterson responded to a question raised by Mr. Page that he was not aware of what was planned on the lots. Additionally, that when the property would go to final plan review and site plan review, any adjacent property owners would be notified at that point.

DISCUSSION

Commissioner Eslami pointed out that Mr. Page was just concerned about possible encroachment issues.

MOTION: (Commissioner Wall): "Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Fairway Plaza, City File No. PP-2008-324, with the findings and conclusions listed in the staff report."

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

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:17 p.m.