

**GRAND JUNCTION PLANNING COMMISSION  
DECEMBER 8, 2009 MINUTES  
6:00 p.m. to 6:31 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), Lynn Pavelka-Zarkesh, Patrick Carlow, Ebe Eslami, Mark Abbott, Richard Schoenradt (Alternate) and Rob Burnett (Alternate). Commissioners William Putnam (Vice-Chairman) and Reginald Wall were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 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 November 10, 2009 Regular Meeting.
2. **Energy Center Enclave Annexation – Zone of Annexation (PULLED 11/26/09)**
3. **Trail Side Subdivision – Rezone**  
Request a recommendation of approval to City Council to rezone 9.15 acres from an R-5 (Residential 5 du/ac) to an R-8 (Residential 8 du/ac) zone district.  
**FILE #:** RZ-2009-136  
**PETITIONER:** Ankarlo HillDav, LLC  
**LOCATION:** 381 31-5/8 Road  
**STAFF:** Brian Rusche
4. **TNG Subdivision – Rezone**  
Request a recommendation of approval to City Council to rezone 2.62 acres from an R-5 (Residential 5 du/ac) to a C-1 (Light Commercial) zone district.  
**FILE #:** RZ-2008-378

**PETITIONER:** Bob Harris – Harris Realty Holdings, LLC  
**LOCATION:** 29 Road & G Road  
**STAFF:** Michelle Hoshide

**5. LaHue Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to zone .293 acres from County RMF-8 (Residential Multi Family 8 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

**FILE #:** ANX-2009-214  
**PETITIONER:** Casey Clifford and Christian LaHue  
**LOCATION:** 514 Morning Glory Lane  
**STAFF:** Judith Rice

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. He announced that item 2 had been pulled. At public request, the Trail Side Subdivision Rezone, item 3, was pulled for a full hearing. 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 Eslami) “Mr. Chairman, I make a motion to approve 1, 4, 5 of Consent Agenda.”**

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

**Public Hearing Items**

**3. Trail Side Subdivision – Rezone**

Request a recommendation of approval to City Council to rezone 9.15 acres from an R-5 (Residential 5 du/ac) to an R-8 (Residential 8 du/ac) zone district.

**FILE #:** RZ-2009-136  
**PETITIONER:** Ankarlo HillDay, LLC  
**LOCATION:** 381 31-5/8 Road  
**STAFF:** Brian Rusche

**STAFF’S PRESENTATION**

Brian Rusche, Senior Planner, made a PowerPoint presentation regarding the Trail Side Subdivision Rezone. He reiterated that the request was for a rezone for approximately 9.15 acres which was currently zoned R-5. The Future Land Use designation for the property under the Growth Plan was Residential Medium (4 to 8 dwelling units per acre). He added that this was created through the Pear Park Neighborhood Plan which was amended in April 2005.

Mr. Rusche said that the property was originally annexed into the City in December 2005 and at that time was zoned R-4. It was subsequently platted into two lots and rezoned to R-5 in May 2008 as part of a review of the Preliminary Subdivision Plan for Trail Side. According to Mr. Rusche, the applicant had requested that the property be rezoned to R-8 in order to gain more flexibility and setback requirements and to allow for additional dwelling units. He advised that the applicant had submitted a revised development proposal which was currently in review. He next discussed the necessary rezone criteria.

Mr. Rusche also discussed a number of the goals of the Growth Plan which included, among others, the efficient use of investments in streets and other public utilities, the use of zoning to promote land use compatibility as well as the desire to create a variety of housing and densities throughout the community. Also, public utilities would be made available upon development of the property and a proposed new lift station would facilitate the development of these properties for residential purposes by replacing some antiquated lift stations currently in operation.

Mr. Rusche said that the R-8 zoning would provide a different variety of housing type. He concluded that after a review of the rezone request, he recommended that the Planning Commission approve the request as the R-8 zoning was consistent with the Growth Plan and with the Pear Park Neighborhood Plan and was also consistent with the review criteria.

**APPLICANT'S PRESENTATION**

Jeffrey Fleming, the land planner for the developer, appeared on behalf of applicant and stated that they had been looking at making this project a little more affordable to potential buyers in the future. Their proposed plan was to increase the density to 5.8. The proposal included additional duplex units which could potentially increase the affordability. They had also been communicating with a representative of Western Colorado Housing Resources in further effort to provide more affordable housing. It is their belief that the plan met all of the criteria and qualifications.

Chairman Cole confirmed that only the zoning was before the Commission for consideration at this time.

**PUBLIC COMMENT**

**For:**

No one spoke in favor of this request.

**Against:**

Laura Quinn, 3157 D Road, requested that this application be denied. She said her property was adjacent to the north side of the proposed subdivision. She said that she, as well as others, were concerned that the area would be too densely populated. She did not see why the number of homes and people should be doubled. She pointed out that there was no access on the south side of the subdivision because of the river so the majority of the traffic would be on D Road and 31-5/8 Road. She said that the opponents

were very concerned that the subject property would be overpopulated. Ms. Quinn said that she would like the community to be preserved as much as possible.

### **APPLICANT'S REBUTTAL**

Jeffrey Fleming addressed some of the concerns as there would only be 8 additional units being brought into the subdivision, for a change in density from 4.9 to 5.8. He reiterated that these additional units would reduce the cost on all of the lots so that the lots could be built on and sold at a lower cost. According to Mr. Fleming, by increasing the density, urban sprawl would be reduced and reduction in maintenance by the City to infrastructure.

### **QUESTIONS**

Commissioner Eslami asked if staff agreed that it would be a total of 8 additional units by going to the R-8 zoning. Mr. Rusche said that the R-8 could allow more than 8 additional units; however, the developer had already submitted a revised version of their previous plan which proposed a total of 8 additional units.

Commissioner Schoenradt asked what the proposed density of the existing River Trail Subdivision was. Mr. Rusche said that he was unsure of that but did not suspect that it was up to 8 dwelling units per acre. He added that the two subdivisions were tied together because of the need to construct a regional lift station as well as the street connectivity system.

Chairman Cole advised that the public would have another opportunity to speak when the preliminary plan came before the Commission.

**MOTION: (Commissioner Abbott) "Mr. Chairman, on Rezone, RZ-2009-136, I move that the Planning Commission forward the rezone to the City Council with the recommendation of R-8 (Residential 8 dwelling units per acre) zone district for the Trail Side Rezone with the facts and conclusions listed in the staff report."**

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

### **General Discussion/Other Business**

Chairman Cole requested election of officers be postponed until the next regular meeting of the Commission as one of the Commission members had had a death in the family and was unable to attend the hearing this evening. He recommended that the election of officers be postponed until January 12, 2010. Jamie Beard, Assistant City Attorney, affirmed that there was no need to have a motion as there was no objection.

Lisa Cox, Planning Manager, announced that this was the last meeting that Chairman Cole would serve as Chairman as he was term limited and his appointment to the Planning Commission had expired. Vice Chairman Putnam's term had also expired. To acknowledge the City's appreciation for Chairman Cole's and Vice Chairman Putnam's outstanding and dedicated service as Planning Commissioners, plaques were presented

in recognition of their service contributions. She noted that between the two Commissioners there was 17 years of combined service to the Planning Commission, the City and to the community as well as to the Zoning Board of Appeals and thanked them for their service. Chairman Cole expressed his appreciation to the Commission for allowing him the opportunity to chair the Commission, thanked those who presently served on the Commission and who would continue to serve and wished them good luck. He also expressed his appreciation to the staff.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:31 p.m.