

**GRAND JUNCTION PLANNING COMMISSION
MARCH 11, 2008 MINUTES
6:00 p.m. to 7:22 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), Tom Lowrey (Vice-Chairman), Lynn Pavelka-Zarkesh, Dr. Paul A. Dibble, William Putnam, Reggie Wall and Bill Pitts.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Development Services Supervisor), Lisa Cox (Planning Manager), Justin Kopfman (Associate Planner), and Adam Olsen (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 27 interested citizens present during the course of the hearing.

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

II. CONSENT AGENDA

1. Available for consideration were the minutes of February 12, 2008.

Available for consideration were items:

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| <ol style="list-style-type: none">2.3.4.5.6.7.8. | <p>PP-2007-267 PRELIMINARY SUBDIVISION PLAN – John H. Hoffman
Subdivision</p> <p>ANX-2007-375 ZONE OF ANNEXATION – Ford Annexation</p> <p>PP-2007-087 PRELIMINARY SUBDIVISION PLAN – Shadow Mountain
Estates</p> <p>ANX-2008-017 ZONE OF ANNEXATION – Martin Annexation</p> <p>RZ-2008-023 REZONE – Sutton Rezone</p> <p>ANX-2007-361 ZONE OF ANNEXATION – Holbrook Annexation</p> <p>PP-2007-308 PRELIMINARY SUBDIVISION PLAN – Desert Shadows
Subdivision</p> |
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Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted any item pulled for additional

discussion. Justin Kopfman stated that he had a clarification to make regarding item 5, Martin Annexation, and provided the Commission with a revised report. Chairman Cole announced that the Lusk Growth Plan Amendment (GPA-2007-368) had been pulled from the agenda by applicant. Chairman Cole also mentioned that a slight correction was made to the minutes of February 12, 2008. There were no objections or revisions received from the audience or planning commissioners on any of the Consent Agenda items.

MOTION: (Commissioner Lowrey) “Mr. Chairman, I move that we approve the Consent Agenda items 1 through 8.”

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

III. FULL HEARING

9. PP-2007-218 PRELIMINARY SUBDIVISION PLAN – Redlands Place Subdivision

Request approval of a Preliminary Subdivision Plan to develop 104 single family lots on 52.2 acres in an R-2 (Residential 2 du/ac) zone district.

PETITIONER: Bob Sutton – Sutton Family Trust

LOCATION: 413 South Camp Road

STAFF: Lori Bowers, Senior Planner / Greg Moberg, Development Services Supervisor

STAFF’S PRESENTATION

Greg Moberg, Public Works and Planning Department, made a PowerPoint presentation on behalf of the project manager, Lori Bowers. He explained that the property was annexed to the City through the Sutton Annexation in July, 2007. Upon that annexation, the property was zoned R-2. Also, he stated that the site is currently being utilized as single-family residential and agriculture. The surrounding land use is Residential and the surrounding zoning is RSF-2, RSF-4, PD and R-4. Mr. Moberg said the access is from South Camp Road with another proposed access to the south from Granite Falls Way which goes into the Canyon View Subdivision. Open space for the property totals approximately 12.8 acres. Pedestrian trails are located on the east and south sides of the property as well as trails along South Camp Road and a trail running along the entrance into the property. He further stated that applicant is not proposing any phasing of the project. Property owners to the south of this project have expressed a concern with regard to construction traffic. In order to mitigate this concern, the developer and the City have agreed upon access to Granite Falls Way via Standing Rock Drive which would be controlled during construction and the construction traffic would not be allowed to use Standing Rock Drive to access the Redlands Place property. Greg also stated that there is a concern that the Army Corps of Engineers has not responded regarding the delineation of the jurisdictional wetlands. According to Mr. Moberg, staff has recommended imposing a condition of approval to address this issue rather than

holding up the approval for response by the Corps. The recommended condition is that the Army Corps of Engineers issue its approval agreeing with the Redlands Place jurisdictional wetlands delineation. If the Corps does not agree, the preliminary plan would have to be revised. He also stated that this property is using the clustering provisions. In the R-2 zone district the minimum lot size is 17,000 square feet. The clustering provision allows for subdivisions holding 20% open space to have a minimum lot size of 11,900 square feet. Applicant is proposing lots ranging from 12,000 square feet to 15,000 square feet and the required setbacks would be that for the R-4 zoning district. Mr. Moberg further stated that the proposed Preliminary Subdivision Plan is consistent with the Growth Plan and meets the applicable review criteria of the Zoning and Development Code and is also consistent with the Redlands Area Plan. He reiterated the conditions that they are recommending be placed on this approval – that the Army Corps of Engineers determines that jurisdictional wetlands to be present in areas of proposed development, the Preliminary Subdivision Plan would be required to be revised accordingly. Minor amendments to the plan would be reviewed and approved, conditionally approved or denied by the director in accordance with the Zoning and Development Code. Any changes other than minor amendments would require new review by the Planning Commission and determination at the time of final plat for pedestrian easements that may need to be provided to access adjacent open space or obtain access to a proposed future school site to the west.

QUESTIONS

Commissioner Pitts raised a concern with applicant using the wetlands area, which is unbuildable land, as open space in order to build more houses. Mr. Moberg said that applicant is not applying for any bonus density in this case. Mr. Moberg confirmed that the use of the open space by applicant would allow them to use the R-4 bulk standards.

PETITIONER'S PRESENTATION

Craig Roberts from Ciavonne, Roberts & Associates, project representative for applicant, addressed the Commission in support of the request for Preliminary Subdivision Plan approval. Mr. Roberts stated that the Sutton property has been farmed since 1954. Two neighborhood meetings were held which addressed issues such as density, setbacks, drainage, different access options and trail connections. Mark Kinney next addressed drainage issues. He said that this property historically drains in two ways – the property itself was split in the middle with the western side going to Lime Kiln Gulch, the historic drainage going to Goat Wash. He stated that some downstream flooding issues will hopefully be alleviated with the proposed design. Mr. Kinney stated that the majority of the flow would be directed to Lime Kiln Gulch. Craig Roberts next discussed site access, traffic, urban trails, irrigation supply issues. He said that they wanted to minimize the amount of access into the wildlife area in order to preserve the wildlife qualities.

QUESTIONS

Commissioner Pitts asked how many lots would be under 12,000 square feet. Mr. Roberts confirmed that none of the lots were less than 12,000 square feet.

Commissioner Dibble asked if the lots were larger than the R-2 standards. Craig Roberts stated they were not.

PUBLIC COMMENT

Henry Silva, 2183 Avenal Lane, said that he is on the north side of the property and asked what the setbacks would be and if there would be a drainage ditch between the Monument Ridge Subdivision and the proposed subdivision.

Marge Keeley said that she lives in Canyon Vista and asked what open space would be available to the residents other than the small trails along the perimeter. She also asked how the limited access to construction vehicles would be enforced on Granite Falls. She also asked if some of the drainage would go into the Lime Kiln Gulch, where does that drain and would it be able to handle this new development.

Toni Strand stated that she lives in Canyon Vista Development on Standing Rock Drive. She said that this property has become 104 lots on approximately 42 acres using the cluster development guidelines. Ms. Strand discussed portions of the Zoning and Development Code regarding open space and cluster developments. She further stated that if applicant is allowed the 104 lots, they should be required to keep the same setbacks as required on the lots to the south and to the north. She also asked for clarification regarding the road to the Riley property.

Betty McDonald Brown said that she lives on Standing Rock in the Canyon Vista Subdivision and stated that she does not believe this development qualifies for the cluster housing provisions. She also stated that expensive homes, such as those being proposed, are being overbuilt.

PETITIONER'S REBUTTAL

Mark Kinney spoke on behalf of applicant to address some of the issues raised. He said that the irrigation line as designed will increase the quality of the line. Regarding the drainage flowing to the north, there will be a backyard drain system for those lots that do not drain to the street. He next stated that Lime Kiln Gulch and Goat Wash both drain to the Colorado River so only the point of discharge will be changed.

Janice Burtis, a realtor with Remax 4000, stated that she has taken approximately 41 reservations on the proposed 104 lots. Furthermore, the majority of the reservations are on the most expensive lots ranging in price from \$250,000 to \$350,000 per lot.

Craig Roberts said that a perimeter fence is required. Also, with regard to perimeter fencing along South Camp Road, applicant is anticipating utilizing a columned fence rather than a dog-eared cedar fence. Mr. Roberts further explained that the Code encourages preservation of environmentally sensitive areas and in this instance a wildlife corridor will be maintained. With regard to access during construction, the present barricade will be left across Granite Falls Way until the infrastructure is entirely constructed.

QUESTIONS

Commissioner Pitts asked for clarification regarding the proposed road across the wetlands area. He further stated that the owner of the Riley property indicated that he would like access through the Redlands Place Subdivision and applicant agreed to provide the right-of-way and Mr. Riley would provide the physical construction if a road was extended.

Commissioner Dibble asked if it would be a dedication rather than an actual construction. Mr. Roberts confirmed that it would be a dedication. He stated that by final approval they may know whether or not it will happen and could possibly include the ability to abandon that right-of-way and rededicate it back to the homeowners' association for open space.

Commissioner Wall asked how much of the open space could be built on. According to Craig Roberts, he stated that he doesn't think that there is anything that can't be built on.

Commissioner Lowrey asked for clarification regarding clustering. Lisa Cox, Planning Manager, said that the Zoning and Development standards provide an illustration of an example of clustering; however, it is simply an illustration. The Code does not dictate how environmentally sensitive land will be preserved and protected. She further stated that this design meets the design standard of the Code in preserving and protecting those wetland areas.

PETITIONER'S REBUTTAL

Rhonda Sutton spoke on behalf of Bob Sutton. She provided the Commission with a brief history regarding the subject property. According to Rhonda Sutton, Mr. Sutton believes this property is an ideal infill location for this project with the natural open space on the west side and highly encourages the development.

DISCUSSION

Commissioner Pitts said that he does not like using unbuildable ground as an excuse for density. He stated that he cannot support this project as presented.

Commissioner Putnam said that using unbuildable land to support clustering is part of the Code and was put there by City Council. He stated that he thinks this is an admirable infill project and should be approved.

Commissioner Lowrey stated that he agrees with Commissioner Putnam.

Commissioner Dibble stated that he thinks this is an area in transition and meets the Code on all requirements. He further stated that he thinks the street layout is well thought out and he would be in favor of supporting it.

Commissioner Pavelka-Zarkesh concurred.

Commissioner Wall said that he has a concern regarding the cluster provision and does not agree with using the clustering provision to make the lots smaller. He stated that he would not be in favor of this project.

Chairman Cole said that he thinks the project meets the requirements of the Code. With regard to the access to the open space, he believes that there is walkable access which will be provided. He too stated that he would be in favor of the project.

MOTION: (Commissioner Putnam) “Mr. Chairman, I move that we approve the Preliminary subdivision Plan for Redlands Place Subdivision, file number PP-2007-218, with the findings, conclusions and conditions as listed in the staff report.”

Commissioner Dibble seconded the motion. A vote was called and the motion passed by a vote of 5 – 2 with Commissioners Pitts and Wall opposed.

GENERAL DISCUSSION/OTHER BUSINESS

Commissioner Lowrey wanted to congratulate reporter Mike Wiggins who had recently won an award.

NONSCHEDULED CITIZENS AND/OR VISITORS

Randy Stouter, 303 East Dakota Drive, said that he used to live by the Sutton property. He said that he feels the same way as Commissioners Wall and Pitts regarding the cluster criteria of the Code and the planned PD provisions of the Code are regularly used by developers. He stated that he believes staff and Council need to look into this issue. Commissioner Pitts said that it is his understanding of the Code that the Commission should approve what they feel fits and whether it meets the Code or not is the Department’s responsibility. Commissioner Lowrey disagreed. He said that the Commission does have to follow the Code. Commissioner Lowrey further stated that sometimes the Code is subject to interpretation and whether a particular application fits within the Code there is room for flexibility and discretion.

With no objection and no further business, the public hearing was adjourned at 7:22 p.m.