

**GRAND JUNCTION PLANNING COMMISSION
MAY 13, 2008 MINUTES
6:00 p.m. to 6:38 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Roland 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), Bill Pitts, Reggie Wall, Patrick Carlow (1st alternate) and Ken Sublett (2nd alternate). Lynn Pavelka-Zarkesh, William Putnam and Dr. Paul A. Dibble were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Scott Peterson (Senior Planner), Senta Costello (Associate Planner), and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 15 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

CONSENT AGENDA

Greg Moberg, Planning Division, announced that Item Number 5, City Market 24 Road Conditional Use Permit, has been pulled at applicant's request.

1. Minutes of Previous Meetings

Action: Approve the minutes of the April 8, 2008 Regular Meeting.

2. Silver Sage Subdivision – Preliminary Subdivision Plan

Request approval of the Preliminary Subdivision Plan to develop 10 dwelling units on 3.92 acres in an R-5 (Residential 5 du/ac) zone district.

FILE #: PP-2007-158
PETITIONER: Michael F. Trujillo
LOCATION: 3121 E Road
STAFF: Greg Moberg

3. **Oral Health Partners Rezone – Rezone**
 Request a recommendation of approval to City Council to rezone .89 acres from an R-8 (Residential 8 du/ac) to R-O (Residential Office) zone district.
FILE #: PP-2008-082
PETITIONER: Clifford Miller
LOCATION: 2552 F Road
STAFF: Ronnie Edwards

4. **Orchard Bungalows – Preliminary Subdivision Plan – PULLED FOR FULL HEARING**
 Request approval of the Preliminary Subdivision Plan to construct two additional dwelling units on .44 acres in an R-8 (Residential 8 du/ac) zone district, remove common property line and condominiumize 3 dwelling units.
FILE #: PP-2007-200
PETITIONER: Jurgen Denk – JBB Corporation
LOCATION: 845 Orchard Avenue
STAFF: Scott Peterson

5. **City Market – 24 Road – Conditional Use Permit - PULLED**
 Request approval of a Conditional Use Permit to allow for a drive-through pharmacy to be part of a food, pharmacy and fuel retail complex on 7.36 acres in a C-1 (Light Commercial) zone district.
FILE #: CUP-2007-331
PETITIONER: John T. Atwood – Dillon Real Estate Co., Inc.
LOCATION: 630 24 Road
STAFF: Lori Bowers

6. **Simon Annexation – Zone of Annexation**
 Request a recommendation of approval to City Council to zone 3.10 acres from a County RSF-R (Residential Single Family Rural) to a City R-2 (Residential 2 du/ac) zone district.
FILE #: ANX-2008-106
PETITIONER: Mary Simon
LOCATION: 3076 & 3080 F ½ Road
STAFF: Justin Kopfman

7. **Burnett Annexation – Zone of Annexation**
 Request a recommendation of approval to City Council to zone .533 acres from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac), and create an additional lot.
FILE #: ANX-2008-099
PETITIONER: Dale Burnett
LOCATION: 2846 ½ C Road
STAFF: Justin Kopfman

8. Sunshine Moir – Zone of Annexation - PULLED

Request a recommendation of approval to City Council to zone 3.9 acres from a County Residential Rural to a City B-1 (Neighborhood Business) zone district.

FILE #: ANX-2008-080

PETITIONER: John T. Moir – Sunshine of Delta

LOCATION: 2899 D Road & 383 29 Road

STAFF: Justin Kopfman

9. Shetland Meadows Subdivision – Preliminary Subdivision Plan

Request approval of the Preliminary Subdivision Plan to develop 24 lots on 6 acres in an R-5 (Residential 5 du/ac) zone district.

FILE #: PP-2007-227

PETITIONER: Craig Roberts

LOCATION: 3022 & 3024 D ½ Road

STAFF: Brian Rusche

Item Number 4, Orchard Bungalows, was pulled for Full Hearing at citizen's request.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move for the approval of Consent Agenda items 1, 2, 3, 6, 7 and 9."

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

PUBLIC HEARING ITEMS

4. Orchard Bungalows – Preliminary Subdivision Plan

Request approval of the Preliminary Subdivision Plan to construct two additional dwelling units on .44 acres in an R-8 (Residential 8 du/ac) zone district, remove common property line and condominiumize 3 dwelling units.

FILE #: PP-2007-200

PETITIONER: Jurgen Denk – JBB Corporation

LOCATION: 845 Orchard Avenue

STAFF: Scott Peterson

STAFF'S PRESENTATION

Scott Peterson, Senior Planner, made a PowerPoint presentation regarding the request for a Preliminary Subdivision Plan. Mr. Peterson pointed out that this property was located along Orchard Avenue, east of 7th Street and west of Mesa State College. He stated that the property contains a single-family residence that will remain with the platting of the condominium development. He further stated that the property was adjacent to current single-family development on all sides.

Scott Peterson said that the Future Land Use Map indicates the area to be 4 to 8 dwelling units per acre with current zoning of R-8. The proposed density would be approximately 6.8 dwelling units per acre which would meet the density requirements of the Zoning and Development Code. He advised that the proposed condominium project

consisted of 3 single-family detached units. According to Mr. Peterson, the proposed two other single-family units would be approximately 1,200 square feet in size and single story. The remainder of the parcel outside of the three building envelopes would be dedicated as general common elements for ownership and maintenance responsibilities by the proposed homeowners' association. He further pointed out that individual garage access would be from the alley with no direct driveway access being proposed.

Mr. Peterson said that the Condominium Plat would be reviewed and approved administratively after the project's preliminary plan approval. He stated that the three single family homes would have individual garage access. He concluded that the proposed Preliminary Plan was consistent with the Growth Plan and the applicable review criteria of the Zoning and Development Code had been met. Accordingly, staff recommended approval of the proposed Preliminary Plan.

QUESTIONS

Commissioner Pitts asked if there was presently Orchard Avenue access to the single-family residence. Scott Peterson said that he believed it was all alley access.

PETITIONER'S PRESENTATION

Scott Sorenson appeared as Mr. Jurgen Denk's representative and stated that he concurred with staff. He said that the access was off of the alley.

PUBLIC COMMENT

For:

No one spoke in favor of this request.

Against:

Jean Loon, 885 Hall Avenue, expressed concern with the parking in the alley. She said that they are concerned that if those units were condominiumized they would turn into rentals for the college students. She said that they were not against the development but the alley could not accommodate any more parking.

PETITIONER'S REBUTTAL

Scott Sorenson said that attached and detached garages for the parking for the condominiums would be provided with no on-street or on-alley parking allowed.

QUESTIONS

Commissioner Wall asked if it was one car per unit. Mr. Sorenson said that the garages could contain two vehicles each. He further said that the proposal was for two detached garages and one attached garage.

Commissioner Pitts asked how wide the alley was and if parking was permitted in the alley. Scott Peterson said that it was a platted alley and parking would be allowed in the alley so long as traffic was not blocked.

DISCUSSION

Commissioner Pitts said that inasmuch as parking was permitted in the alley and the applicant was making parking available for the project, he had no further questions regarding parking.

MOTION: (Commissioner Sublett) “Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for the Orchard Bungalows Condominiums, PP-2007-200, with the findings and conclusions listed in the staff report.”

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 – 0.

10. Andy’s Liquor Mart Addition – Growth Plan Amendment

Request approval of a Growth Plan Amendment to change the Future Land Use Designation of 0.324 acres from Residential High to Commercial.

FILE #: GPA-2008-058

PETITIONER: Darlene Stoner – Stonehill II LLC

LOCATION: 145 Belford Ave., 925 and 927 North 2nd Street

STAFF: Brian Rusche

STAFF’S PRESENTATION

Brian Rusche said that this was a request to amend the Growth Plan from Residential High to Commercial. He said that the property was located at the southwest corner of 2nd Street and Belford Avenue and adjacent to the existing location of Andy’s Liquor Mart located on 1st Street. There were 3 parcels involved in the request and the parcels contain 2 single-family dwelling units facing 2nd Street.

The criteria required for amending the Growth Plan was reviewed. Mr. Rusche said that the purpose of low intensity, non-retail neighborhood services. He stated that the site itself would yield 3.89 dwelling units if it was developed at 12 units per acre and 7.78 units if it was developed at 24 units per acre under the current Growth Plan designation.

He also advised that the subject property was not located within the North Avenue Corridor Plan. He further stated that both 1st Street and North Avenue were designated as Arterials and should the applicant proceed with an expansion, they would lose their access onto the 1st Street, property consistent with the plan to reduce access on Arterials. For purposes of access, the front of this property would essentially be on Belford Avenue. Mr. Rusche stated that he believed the addition of .324 acres of commercially designated land adjacent to existing retail businesses and within one block of major transportation routes would be a responsible use of the land.

Accordingly, he found that the proposed amendment was consistent with the purposes of the Growth Plan and that the pertinent review criteria of the Zoning and Development Code had all been met and recommended approval be forwarded onto City Council.

PETITIONER’S PRESENTATION

Darlene Stoner, owner of Andy’s Liquor Mart, stated that they were asking for a rezoning on the property.

PUBLIC COMMENT

For:

James Richards, 136 Teller, stated that he lives directly across the alley from this property and stated that the proposed use was in order and probably the only really viable use for this particular piece of property. He said that he strongly supported it.

Against:

No one spoke in opposition to the request.

DISCUSSION

Commissioner Carlow said that he did not see a problem with this. He also said that he saw this as a better use for the site rather than 3 residential units.

Commissioner Pitts concurred.

Commissioner Sublett concurred with Mr. Richards' comments.

MOTION: (Commissioner Pitts) "Mr. Chairman, on item GPA-2008-058, Andy's Liquor Mart Growth Plan Amendment, I move that we forward a recommendation of approval of the amendment from Residential High (12+ du/ac) to Commercial with the findings and conclusions as identified in the City Staff Report."

Commissioner Lowrey seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 – 0.

11. Alpine Bank Sub (now Palmer Park) – Preliminary Subdivision Plan - PULLED

Request approval of the Preliminary Subdivision Plan to develop 15.1 acres into both Commercial and Residential following the zoning on a single parcel.

FILE #: PP-2007-317
PETITIONER: Norm Franke – Alpine Bank
LOCATION: 2675 Highway 50
STAFF: Brian Rusche

12. Summers Car Wash – Conditional Use Permit

Request approval for a Conditional Use Permit on .90 acre, required for a Car Wash in a B-1 (Neighborhood Business) zone district.

FILE #: CUP-2008-070
PETITIONER: Clint Summers
LOCATION: 2144 Broadway Blvd.
STAFF: Senta Costello

STAFF'S PRESENTATION

Senta Costello with the Public Works and Planning Department addressed the Commission regarding the requested CUP for a car wash in a B-1 zone district. She said that the property was located in front of the existing Safeway Shopping Center on the Redlands. She stated that the Future Land Use designation for the property was

Commercial and the zoning on the site was B-1. She said that the annexation and the zoning were approved by City Council on May 5, 2008.

Ms. Costello stated that she had reviewed the criteria for the Conditional Use Permit and found that the criteria had been met, specifically noting the criteria regarding the protection of privacy. According to Ms. Costello, the applicant proposed installing landscaping along the street frontage along Broadway which would exceed the 30-inch height requirement. She concluded that the proposal met the criteria for a Conditional Use Permit and recommend approval.

QUESTIONS

Commissioner Wall asked for clarification regarding the proposed landscaping along the south side of the project. Senta Costello said that a trail would be constructed along the south side. She said that a minimum screening of 30" in height was required; however, in the area outside of the sight triangle, mixed with some 30" high bushes, there would be some landscaping that would reach between 4 and 6 feet in height. She said that it would screen the onsite traffic from view of any traffic on Highway 340 as well as the residential on the south side of Broadway.

Commissioner Wall asked if it would affect the traffic going in and out as far as their visibility. Ms. Costello confirmed that it would not as it would be completely outside of the sight triangle.

PETITIONER'S PRESENTATION

Mark Austin with Austin Civil Group, 336 Main Street, stated that they concurred with staff on their findings.

QUESTIONS

Commissioner Sublett asked what type of materials would be used. By way of a sketch, Mark Austin explained that it would essentially be a split-faced concrete block unit building.

PUBLIC COMMENT

No one spoke either in favor of or in opposition to this request.

DISCUSSION

Commissioner Wall said that he thought it would be fine.

MOTION: (Commissioner Pitts) "Mr. Chairman, on the Summer's Car Wash application, #CUP-2008-070, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report."

Commissioner Lowrey seconded the motion. A vote was called and the motion passed unanimously by a vote of 6 – 0.

General Discussion/Other Business

Lisa Cox, Planning Manager, stated that she had provided the Commission a staff

report to be reviewed in advance of the Joint City and County Planning Commission meeting scheduled for May 22, 2008.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:38 p.m.