

GRAND JUNCTION PLANNING COMMISSION
JULY 22, 2008 MINUTES
6:00 p.m. to 7:06 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), Dr. Paul A. Dibble, William Putnam, Bill Pitts, Reggie Wall, Lynn Pavelka-Zarkesh, Ken Sublett (2nd alternate). Commissioner Tom Lowrey (Vice-Chairman) was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager) and Lori Bowers (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

Mayor Greg Palmer thanked the Commissioners for their service and presented each with a tote bag as a token of appreciation. Chairman Cole also thanked City Council for their efforts in leading this City and in particular Mayor Palmer.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the June 24, 2008 Regular Meeting.

2. Heron's Nest Subdivision – Preliminary Final Subdivision Plan

Request approval of the Preliminary Subdivision Plan to develop 29 lots on 9.66 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2007-192

PETITIONER: Steve Heinemann – Austin & Augusta Design and Construction

LOCATION: 3125 D Road

STAFF: Greg Moberg

3. Shady Acre Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 1.25 acres from County RMF-8 (Residential Multi-family 8 unit/acre) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2008-159
PETITIONER: Tom Dixon – Valley Investments
LOCATION: 528 29 Road
STAFF: Ivy Williams

4. Trade Center Auto Recyclers – Conditional Use Permit

Request approval of a Conditional Use Permit for a salvage yard facility on 1.633 acres in an I-2 (General Industrial) zone district.

FILE #: CUP-2007-189
PETITIONER: Ely McGhghy
LOCATION: 713 Arrowest Road
STAFF: Ronnie Edwards

5. Poma Office/Warehouse – Conditional Use Permit

Request approval of an Amendment to a Conditional Use Permit for a proposed solar panel carport structure in the front yard of an approved office/manufacturing facility in an I-O (Industrial Office) zone district.

FILE #: CUP-2007-287
PETITIONER: Diane Schwenke – Colorado West Improvements
LOCATION: 2746 Saccomanno Drive
STAFF: Ronnie Edwards

6. Jacobson’s Pond Subdivision – Extension of Time

Request for an extension of time.

FILE #: FP-2007-181
PETITIONER: Ryan Martin – Village Homes of Colorado, Inc.
LOCATION: 738 26 Road
STAFF: Lori Bowers

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. Commissioner Pitts requested item number 6 be removed from the Consent Agenda. 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 Putnam) “Mr. Chairman, I move for the approval of the Consent Agenda items 1 through 5 as presented.”

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

6. Jacobson's Pond Subdivision – Extension of Time

Request for an extension of time.

FILE #: FP-2007-181

PETITIONER: Ryan Martin – Village Homes of Colorado, Inc.

LOCATION: 738 26 Road

STAFF: Lori Bowers

STAFF'S PRESENTATION

Lori Bowers, Public Works and Planning Department, addressed the Commission regarding a request for an extension of time to record the final plat for Jacobson's Pond Subdivision. She stated that the Future Land Use Map showed this area to develop in the 4 to 8 dwelling units per acre category and the site was zoned R-2. She said that the request was for an extension of time to come into compliance with section 2.8.E.4. wherein applicant had not completed all of the steps in preparation for the recording of the final plat within one year of approval of the Preliminary Subdivision Plan.

QUESTIONS

Commissioner Dibble asked if they were waiting for the project on 26 Road to be completed in conjunction with applicant's building of the infrastructure. Lori Bowers confirmed that was correct.

PETITIONER'S PRESENTATION

Ron Skarka, director of planning for the mountain division of Village Homes, 2700 Gilstrap Court, Glenwood Springs, reiterated that there were a number of issues that were tied to the road construction project on County Road 26 as well as G Road that were unresolved, some of which involve the ditch companies. Mr. Skarka stated that they believed it was important to try to get all of those matters worked out. He further stated that they were working with the City to try to resolve all of those issues.

QUESTIONS

Chairman Cole asked if the City could bear some responsibility for the delays. Ron Skarka said that they would be more comfortable working out all issues before recordation of the plat.

Commissioner Pitts raised a question regarding a For Sale sign on the property. He further stated that it appeared that the piece of property was a very challenging piece of property and it was his view that there could be some other circumstances other than just the 26 Road. Mr. Skarka stated that it was true that they do have a For Sale sign on the property as they were trying to market that to other interested parties. He confirmed that they were not looking to make any changes to the plat.

PUBLIC COMMENT

No one spoke neither in favor of nor in opposition to this request.

DISCUSSION

Commissioner Pitts said that he wanted to go on record to note that there were some severe financial problems in the housing market in the 1980s and zonings made at that time that were not developed for 15 years. Consequently, because of that, certain other circumstances came about in those areas that made that particular zoning inappropriate for the time but because it was approved and extensions were made and when it came several years later, those zonings were referred to and approved because they were in existence at the time. He cautioned the Commission regarding extensions for zoning.

Chairman Cole advised that this was not a request for zoning extension but rather an extension of the final plat. Jamie Beard, Assistant City Attorney, confirmed that it was for an extension of the Preliminary Plan itself so that applicant would have another year before they have to actually record the Final Plat. Furthermore, the zoning had already been completed, the property was zoned and the Preliminary Plat was brought forward based on what the zone was and the extension was for the approval of the Preliminary Plan to give applicant time to record the Final Plat.

MOTION: (Commissioner Sublett): “Mr. Chairman, I move that the Planning Commission approve the request for an extension of time to September 13, 2009, to record the final subdivision plat for Jacobson’s Pond Subdivision, FP-2007-181, with the findings and conclusions listed in the staff report.”

Commissioner Putnam seconded the motion. A vote was called and the motion passed by a vote of 6 – 1 with Commissioner Pitts opposed.

General Discussion/Other Business

Jim Shanks, Public Works and Planning Department, addressed the Commission regarding the Public Safety Initiative. He stated that he had been assisting the police and fire departments in the public safety initiative. He said that eventually there would be pieces of this project which would come before the Commission for formal approval, including, but not limited to, a street vacation, a rezone and public facilities master plan. He said that the cost for the project was estimated at \$98 million which would include 4 buildings in the downtown area adjacent to the existing police and fire stations as well as 3 neighborhood fire stations and the equipment for each. He said that the main public safety building would house all police functions, fire administration, municipal court, a City/County joint emergency operations center which would also double as a community room and the regional 911 center. Mr. Shanks said that the existing police station was built in 1958 and housed 31 employees. He said that there were currently over 200 employees working out of that building and 3 double-wide trailers that were being used for various uses. He said that the fire station was built in 1962. He said that demands on police and fire services had grown in conjunction with the growth in population and as a result response times had increased. He added that the fire department had recently completed a fire location study to try to determine the best locations which included the northwest area, the southeast area and the area around the airport and the Horizon Drive corridor. He stated that three new fire stations would be located in those three areas.

Greg Palmer, Mayor of the City of Grand Junction, said that the need was now rather than in the future. He said that they have extensively looked at how best to pay for this project and discussed various options. According to Mayor Palmer, the least expensive to the taxpayers in the community was a sales tax increase.

Mr. Jim Shanks next discussed the buildings and the site plan as well as the order in which the anticipated buildings would be built.

QUESTIONS

Commissioner Putnam asked Mr. Shanks to define a sally port. Jim Shanks stated that a sally port was basically a secure garage.

PRESENTATION

Jim Shanks said that current construction inflation was currently between 8 to 12 percent per month and believed it prudent to build these buildings as soon as possible.

QUESTIONS

Commissioner Pitts asked if the base construction of the project would be adequate to add additional floors to it. Jim Shanks said that option was discussed; however, based on experience with other buildings located throughout the City, the logistics of doing so would not be feasible. He added that the plan was to try to build the space that they think they would need for the next 30 years. He added that the core functions would remain in the downtown area and if needed with expansion, patrol functions could be moved to satellite locations.

Commissioner Sublett asked how much of the projected \$98 million was equipment such as police cars, fire trucks. Fire Chief Ken Watkins said that that figure included everything to get the stations up and running with the exception of personnel. He estimated it to be roughly \$1 million worth of equipment for each station. He said that one of the stations proposed was an airport station which would change the dynamics of how airport response was done. They envisioned a station on airport property through a partnership through the airport authority.

Commissioner Sublett asked since there would be a joint operations center, if any contribution from the county was expected. Fire Chief Watkins said that the County had chosen to partner with the City and use the new EOC as the primary EOC and keep the existing County EOC as a backup and have pledged some money toward that.

Commissioner Sublett asked if there was the possibility of any substantial federal contribution. Fire Chief said that they had not yet gotten into the process of grants.

Nonscheduled Citizens and/or Visitors

Lisa Falsgraf, president of Water Users of Lateral Ditch 110, 3127 D½ Road, spoke on behalf of Water Users of Lateral Ditch 110 concerning the Heron's Nest Subdivision. She said that the subdivision fell directly on the delivery system. They requested that

they were on the Preliminary Subdivision Plan for the Heron's Nest Subdivision. She said that several attempts were made to get information to the contractor through the seller to no avail. She requested that they be put on the preliminary subdivision plan and stay in close support and contact with the planner, Greg Moberg. Ms. Falsgraf read into the record a portion of their articles.

Chairman Cole confirmed with Mr. Moberg that this entity would be put on the mailing list for the Heron's Nest Subdivision.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:06 p.m.