

**GRAND JUNCTION PLANNING COMMISSION
OCTOBER 14, 2008 MINUTES
6:00 p.m. to 6:25 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), Dr. Paul A. Dibble, William Putnam, Reggie Wall, Lynn Pavelka-Zarkesh, and Bill Pitts.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), David Thornton (Principal Planner), Brian Rusche (Senior Planner), Senta Costello (Senior Planner), and Judith Rice (Associate Planner)

Also present was Jamie Beard (Assistant City Attorney).

Wendy Spurr (Planning Technician) and Pat Dunlap (Planning Technician) were present to record the minutes. Lynn Singer (Recording Clerk) transcribed the minutes

There were 3 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the September 9, 2008 Regular Meeting.

2. Merkel Property – Growth Plan Amendment

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use designation from Estate (1 du/2-5 ac) to Commercial on 42.28 acres.

FILE #: GPA-2006-126

PETITIONER: William Merkel – WDM Corporation, Roberta & Leland Thrailkill

LOCATION: 766 24 Road & 769 24 ½ Road (NW Corner I-70 & 24 ½ Road)

STAFF: David Thornton, Principal Planner

3. Silver Spur Subdivision – Preliminary Subdivision Plan

Request approval of a Preliminary Subdivision Plan to develop 16 lots on 4.647 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2008-062

PETITIONER: Nancy Eaton – Silver Spur Properties, LLC

LOCATION: 2524 ½ G Road

STAFF: Brian Rusche, Senior Planner

4. Mahan Manor Filing 2 – Preliminary Subdivision Plan

Request approval of a Preliminary Subdivision Plan to develop 3 lots on 1.19 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PFP-2008-246

PETITIONER: Carolyn Futch – Mahan Manor Estates, LLC

LOCATION: 298 Mahan Street (formerly 2855 UnawEEP Avenue)

STAFF: Senta Costello, Senior Planner

5. Allen Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 5.97 acres from County RSF-R (Residential Single-Family Rural) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2008-258

PETITIONER: Dorothy Allen – Allen Family Trust

LOCATION: 811 22 Road

STAFF: Judith Rice, Associate Planner

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 3 was pulled for Full Hearing. Commissioner Pitts advised that he was absent from the September 9, 2008 public hearing but had read the minutes. 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 Pitts) “Mr. Chairman, I move that we approve the Consent Agenda items 1, 2, 4 and 5 as presented.”

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

Public Hearing Items

3. Silver Spur Subdivision – Preliminary Subdivision Plan

Request approval of a Preliminary Subdivision Plan to develop 16 lots on 4.647 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2008-062

PETITIONER: Nancy Eaton – Silver Spur Properties, LLC

LOCATION: 2524 ½ G Road

STAFF: Brian Rusche, Senior Planner

STAFF’S PRESENTATION

Brian Rusche, Senior Planner, gave a PowerPoint presentation regarding the proposed Preliminary Subdivision Plan for the Silver Spur Subdivision. He explained that the

request was for a Preliminary Subdivision Plan for 16 residential lots for a density of 3.4 dwelling units per acre in an R-4 zone district. Mr. Rusche stated that the future land use of the area was 4 to 8 dwelling units per acre. He further stated that the current zoning of the subject property as well as all of the property between 25 and 25½ Roads north of G Road was R-4. Additionally, he pointed out that Tract A, in the southwest corner of the property, would be used for a detention pond and Tract D included an easement for the existing canal. Also, the applicant had proposed a 5 foot landscape buffer along G Road. He said that all of the lots met the minimum dimensional standards of the R-4 zone district and was anticipated to be completed within one phase. Mr. Rusche found that the proposed subdivision met all of the criteria of the applicable Zoning and Development Code and recommended approval of the plat.

QUESTIONS

Commissioner Dibble asked if Tract A was on the south quadrant to the left of the road. Mr. Rusche stated that it was on the southwest corner of the development, at the northwest corner of the new intersection adjacent to Tract D.

Commissioner Putnam asked if there was an easement for public access to the canal. Mr. Rusche said that there would be an easement for a trail access to the canal.

APPLICANT'S PRESENTATION

Tracy Moore with River City Consultants appeared as the owner's representative. She stated that they believed they had met all of the criteria to move forward with this final plan for the subdivision.

PUBLIC COMMENT

Kriss Moore stated that she owned the property to the east on the other side of the gravel drive and asked if the plans had been amended in the last two months. She also wanted to know what, if any, conditions would be proposed in the subdivision regarding the drainage ditch that ran north to south. She also asked what decision had been made with regard to the irrigation water for this subdivision.

APPLICANT'S REBUTTAL

Tracy Moore said that the plan had been amended from what was originally submitted but only insofar as Concho Court had been shifted a little further to the north. She went on to state that they believed this made a better alignment for the road and made a little more sense as far as access. She advised that neither the number of lots nor the size of lots had changed. With regard to a decision on the irrigation, Ms. Moore advised that the owner was still working with GVIC, specifically with regard to getting a new head gate. Ms. Moore also stated that the irrigation system would be professionally designed and would be part of the final design process.

STAFF'S REBUTTAL

Mr. Rusche stated that with regard to access to the canal, an easement for a trail was shown on the plan as well as a designation that the area would remain open space. The ownership of that area would be determined as part of the final plat review. He

clarified that the design of the irrigation system, both coming into and leaving the subdivision, would be part of the final plat process. He stated that the street layout and lot sizes were looked at in the preliminary plan and believed that this had met all of those criteria. He also advised that they were in concurrence with moving Concho Court and recommended approval.

PUBLIC COMMENT

Jim Moore, 2532 G Road, also had concerns regarding the irrigation system. He also asked if there was planning approval before final platting.

APPLICANT’S REBUTTAL

Tracy Moore stated that the irrigation design would be handled through the final plat process and would be professionally designed.

DISCUSSION

Commissioner Dibble stated that he saw this as a good infill project.

MOTION: (Commissioner Lowrey) “Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for the Silver Spur Subdivision, PP-2008-062, with 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 7 - 0.

General Discussion/Other Business

Chairman Cole presented Dr. Dibble with a plaque in appreciation for his years on the Planning Commission and expressed his thanks to him as a colleague, a Planning Commission member and as a friend. Dr. Dibble served on the Planning Commission since 1999, as well as the Board of Appeals. He worked in support of Planning and was involved in the Colorado chapter of the American Planning Association as the Northwest Area Representative. Dr. Paul Dibble stated that it had been a pleasure to serve the City.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:25 p.m.