

**GRAND JUNCTION PLANNING COMMISSION  
MARCH 13, 2007 MINUTES  
7:00 p.m. to 8:32 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, Tom Lowrey, Bill Pitts, Reggie Wall and Patrick Carlow (1<sup>st</sup> alternate). Commissioner William Putnam was absent.

In attendance, representing the Public Works & Planning Department, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Kreiling (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 35 interested citizens present during the course of the hearing.

**I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**II. APPROVAL OF MINUTES**

There were no minutes available for consideration.

**III. CONSENT AGENDA**

Available for consideration were items:

- |                        |   |
|------------------------|---|
| <b>1. ANX-2007-018</b> | <b>ZONE OF ANNEXATION – Morning View Annexation</b>                   |
| <b>2. ANX-2007-023</b> | <b>ZONE OF ANNEXATION – Knight-Durmas Annexation</b>                  |
| <b>3. CUP-2007-013</b> | <b>CONDITIONAL USE PERMIT – Warrior Energy</b>                        |
| <b>4. CUP-2007-038</b> | <b>CONDITIONAL USE PERMIT – United Companies<br/>Landscaping Yard</b> |
| <b>5. PP-2006-262</b>  | <b>PRELIMINARY SUBDIVISION PLAN – Jacobson’s Pond<br/>Subdivision</b> |
| <b>6. PP-2006-231</b>  | <b>PRELIMINARY PLAN – Grand Mesa Business Center</b>                  |

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any of the items pulled for additional

discussion. Commissioner Pitts requested item no. 5, PP-2006-262, Preliminary Subdivision Plan – Jacobson’s Pond, be pulled for Full Agenda hearing. No objections or revisions were received from the audience or planning commissioners on any of the remaining Consent Agenda items.

**MOTION: (Commissioner Cole) “Mr. Chairman, I move approval of Consent Agenda items 1, 2, 3, 4 and 6.”**

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

**IV. FULL HEARING**

- 5. PP-2006-262 PRELIMINARY SUBDIVISION PLAN – Jacobson’s Pond Subdivision**  
 Request approval of the Preliminary Plan to develop 96 single family units on 37.61 acres in a RSF-4 (Residential Single Family-4 units/acre) zone district.  
**PETITIONER:** Merlin Widick, Village Homes of Colorado, Inc. / Brian Hart, Carol & Lange Civil Engineering & Surveying  
**LOCATION:** Southeast Corner of 26 Road & I-70  
**CITY STAFF:** Lori Bowers, Senior Planner

**STAFF’S PRESENTATION**

Lori Bowers, Senior Planner with the Public Works & Planning Department, gave a PowerPoint presentation of the proposed Jacobson’s Pond Subdivision located at 738 26 Road. The site is directly south of I-70 and east of Bookcliff Gardens. The Future Land Use Map shows the subject area to develop in the 4 to 8 dwelling units per acre category. The aerial photo showed the 37.61 acre site and the location of Cottonwood Drive, which was mentioned as a point of discussion. The property was annexed into the City in 2000 as part of the G Road North Annexation. A rezoning application for the project site was heard by City Council on April 20, 2005. The request at that time was to rezone the property from an RSF-2 zone, which was established at the time of annexation, to a RMF-5 zone district. After extensive public testimony, the City Council accepted the Planning Commission’s recommendation to rezone the site to RSF-4.

Ms. Bowers stated that the site contains wetland areas of approximately 7.44 acres that have been incorporated into the project. The wetland acreage is not counted as developable area for future land use planning or zoning purposes. The net development area of the project is approximately 29.94 acres. Applicant is proposing a project at 80% of the density of the Future Land Use Map, 95 dwelling units. Two shared drives are being proposed to provide access to 7 of the lots. The cluster provisions of the Zoning and Development Code will be utilized which allows for a decrease in minimum lot size from 8,000 square to as low as 4,400 square feet. More than 30% of the site will be dedicated to Open Space purposes. The petitioner is

proposing a minimum lot size of 5,724 square feet with a maximum lot size of 9,831 square feet. The Open Space areas will be owned and maintained by the HOA. Additionally, the applicant has proposed three other tracts that will be open space areas. A trail system will also be incorporated into the project that will incorporate gazebos and picnic tables.

Ms. Bowers stated that in order to reduce noise levels from I-70, the applicant will construct a berm adjacent to I-70. The applicant is also required to provide a road connection to Cottonwood Drive. There is a dedicated right-of-way for Cottonwood Drive to the project's east property line; however, the physical road improvements currently do not exist. The water supply for the project will be from 26½ Road utilizing the Cottonwood Drive right-of-way. A detention pond will be provided downstream from the existing pond on site. Lori Bowers next discussed sewer service, irrigation water and an irrigation lateral crossing.

The applicant has requested to be allowed to locate a temporary sales construction trailer in each phase of the project. A six-foot high wood privacy fence will be utilized along the east and part of the southerly property lines. Due to discrepancies in the legal description of the property, a boundary line agreement between the applicant and the property owner to the south must be completed prior to submittal of a Final Plat. According to Ms. Bowers, the applicant is contemplating four phases to the project with the final phase being completed in the spring of 2009.

In conclusion, Ms. Bowers stated that staff recommends approval of the Preliminary Subdivision Plan.

### **PETITIONER'S PRESENTATION**

Ron Skarka, with Village Homes, addressed the Commission and provided a brief history of Village Homes.

Brian Hart of Kellan Lang, 165 South Union, Lakewood, addressed the Commission and gave a PowerPoint presentation of the proposed Jacobson's Pond Subdivision. Mr. Hart clarified that the boundary line agreement has been finalized and will be recorded prior to submittal of a Final Plat. Regarding Open Space and wetlands, Mr. Hart stated that a nationwide permit has been submitted to the Army Corps of Engineers. Mr. Hart stated that a buffer will be provided along all of the wetlands area. Residents will also be provided with a network of trails with dedication of approximately 45% of the property as open space.

Mr. Hart stated that the main entrance will be at G½ Road and 26 Road that is designed as a 52 foot residential collector. Internal traffic patterns will be handled by a local residential street. There is a wetlands crossing along the east side of the site. Future connections to the south side of the site will be provided. Shared driveways are proposed as well as a street connection to Cottonwood Drive.

He stated that it was the preference of applicant to have a shared driveway emergency access to Cottonwood Drive; however, staff is requiring that it be a street connection. Brian Hart advised that there will be no construction traffic on Cottonwood Drive other than during replacement of a water line in Cottonwood Drive for the water connection to the site. Also the Public Works & Planning Department has requested the applicant to provide a sanitary sewer stub for the possibility of a future district.

Mr. Hart stated that this project has been designated by the applicant as a maintained community. All of the maintenance will be handled by a master homeowners' association for the site which would include the trail system, sound berm, irrigation, and full landscape maintenance on all of the individual lots.

Mr. Hart stated that it is the applicant's belief that the project is consistent with the Growth Plan and requests approval of the Preliminary Plan for Jacobson's Pond Subdivision.

**QUESTIONS**

Commissioner Pitts asked what the square footage of the proposed houses would be.

Mr. Skarka replied that the houses range generally from 1,500 square feet up to approximately 2,600 square feet.

**PUBLIC COMMENT**

**For:**

No one spoke in favor of the request.

**Against:**

Myron Barker, 2648 Cottonwood Drive, Grand Junction, stated that he is not opposed to the development; however, he is concerned with the intersection at 26½ Road and Cottonwood Drive. He stated that it currently does not meet TEDS standards and is a safety issue.

Mike McGinnis stated that his primary concern was also the intersection at 26½ Road and Cottonwood Drive. He believes that it would be more sensible to use Chestnut as opposed to Cottonwood Drive.

John Stevens (2631 Cottonwood Drive, Grand Junction) stated that assurances by the developers had been made that Cottonwood Drive would not be used by this project. He has concerns regarding the condition of the road, especially with regard to snow and ice. He also raised a concern as to who would be responsible for maintenance of the road with curb and gutter and sidewalk.

Terry Fine, 2631 Chestnut Drive, Grand Junction, believes that if Cottonwood Drive is a full access road, it will be a major impact on that road. "I think that there is some major concerns about the congestion and the safety issues going through Cottonwood Drive

and the condition that it is right now and I respectfully request that you look at that in a little bit more detail.”

David Brashears, 2635 Cottonwood Drive, Grand Junction, stated that he is concerned with the size of Cottonwood Drive and related safety issues with the potential increase of traffic.

### **STAFF’S REBUTTAL**

Eric Hahn, Development Engineer with the Public Works & Planning Department, stated that Cottonwood Drive is substandard as compared to a new City residential street. He stated that the site distance issue at the intersection has not been fully analyzed. No traffic counts have been done at the intersection nor has a specific surveyed analysis of the site distance been done.

### **QUESTIONS**

Chairman Dibble asked what could trigger redevelopment of Cottonwood Drive.

Mr. Hahn stated that in his opinion, the only way it would be fully constructed to current standards would be if an improvement district was put in place.

Commissioner Carlow asked why Cottonwood Drive was chosen over Chestnut Drive.

Mr. Hahn clarified that Chestnut Drive does not have sufficient frontage on this project.

Commissioner Cole inquired if there would be anything that would trigger the City doing something with the intersection at 26 and Cottonwood particularly with regard to the site distance issue.

Mr. Hahn stated that 26 Road is currently one of the projects that is being funded by a TCP fund to redesign portions of the road. The issues that will be primarily addressed with the 26 Road redesign are vertical site distance issues.

Commissioner Lowrey stated that when this new project is built, theoretically no one would have to use 26½ Road. “So while it may be less convenient to have to go to 26 Road, if people are really concerned about the safety, they’ll take the less convenient way and go over to 26 Road which is available to everybody once the project gets built.”

Mr. Hahn agreed and stated that that point highlights one of the reasons for the interconnectivity standard in the Code.

Chairman Dibble inquired why it was perceived by the public that Cottonwood Drive would not be used as the second access egress.

Mr. Hahn stated that it was the developer’s intent to not show a connection at Cottonwood Drive. However, this connection was required for a full connection.

**PETITIONER'S REBUTTAL**

Brian Hart stated that a traffic study has been submitted. Mr. Hart reiterated that it was never the intent of the developer to propose the second access to Cottonwood Drive.

**QUESTIONS**

Chairman Dibble inquired about the crossing over the wetlands.

Mr. Hart stated that retaining walls will be on both sides; several oversized culverts will be spaced out along the distance of the crossing in order to help maintain the wetlands.

**DISCUSSION**

Commissioner Cole stated that he does not see sufficient reason to turn the application down and he would be in favor of moving forward with this application.

Alternatively, Commissioner Pitts felt that with the interconnectivity that is being required and the density, that this project is not consistent with the surrounding area.

Both Commissioners Wall and Lowrey stated that they would approve this plan as proposed.

Commissioner Carlow voiced his concern for both Cottonwood Drive and Chestnut Drive but in general approved of the plan.

Commissioner Pavelka-Zarkesh concurred with Commissioner Lowrey regarding the access benefit.

Chairman Dibble voiced a concern with regard to the grade.

**MOTION: (Commissioner Cole) "Mr. Chairman, I move that the Planning Commission approve the proposed Preliminary Subdivision Plan for the Jacobson's Pond Subdivision, PP-2006-262, with the findings and conclusions listed in the staff report and subject to the condition that the boundary line agreement be completed and recorded prior to submittal of a final plat application."**

Commissioner Wall seconded the motion. A vote was called and the motion passed by a vote of 6-1, with Commissioner Pitts opposed.

With no objection, the public hearing was adjourned at 8:32 p.m.