

**GRAND JUNCTION PLANNING COMMISSION  
OCTOBER 9, 2007 MINUTES  
7:00 p.m. to 7:22 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman 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), William Putnam, Tom Lowrey and Patrick Carlow (1<sup>st</sup> alternate). Commissioners Lynn Pavelka-Zarkesh, Bill Pitts and Reggie Wall were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox, Lori Bowers, Senta Costello and Dave Thornton.

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 20 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**

Available for consideration were the minutes of August 28, 2007 and September 11, 2007.

**MOTION: (Commissioner Cole) “Mr. Chairman, I move for approval of the August 28, 2007 minutes.”**

Commissioner Lowrey seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

**MOTION: (Commissioner Cole) “Mr. Chairman, I move for approval of the September 11, 2007 minutes.”**

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioner Putnam abstaining.

**III. CONSENT AGENDA**

Available for consideration were items:

1. **PP-2007-053**            **PRELIMINARY SUBDIVISION PLAN – Pumpkin Ridge II Subdivision**
2. **CUP-2007-260**        **CONDITIONAL USE PERMIT – Persigo Waste Water Treatment Facility**
3. **MSP-2007-226**        **MINOR SITE PLAN REVIEW – Building Envelope Amendment**
4. **PP-2007-058**            **PRELIMINARY SUBDIVISION PLAN – Ruby Ranch Subdivision**
5. **PP-2007-098**            **PRELIMINARY SUBDIVISION PLAN – Pear Meadows Subdivision**
6. **PP-2007-070**            **PRELIMINARY SUBDIVISION PLAN - Wexford Subdivision**

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted any of the items pulled for additional discussion. Chairman Dibble announced that there were several clarifications to be made by staff.

Item 3, MSP-2007-226, was addressed by Senta Costello of the Public Works and Planning Department. She stated that after the report was written a few points of clarification came up and a memorandum had been distributed to all members of the Planning Commission which summarized some of the points as follows: 1 - That the changes that the applicant had stated had been made to the site had been verified; 2 - the request for the amendment was to amend where the building envelope was and removal of the rock roll out trench in lieu of applicant's proposed retaining wall and boulder wall; 3 – exhibit S-1 was included in the staff report; 4 – other than the actual construction, there is not much difference between an excavated retaining wall cut as proposed by applicant and a rock roll out trench. She further added that the intent and the outcome of both serve the same purpose; 5 – the public safety issue was addressed; and 6 – the building envelopes are larger than what is typically required in a Residential Rural zone district.

Item 4, PP-2007-058, Preliminary Subdivision Plan – Ruby Ranch Subdivision, was addressed by Lori Bowers, Public Works and Planning Department. Ms. Bowers stated that the following language should be substituted in the motion as follows: “A trail easement shall be dedicated to the City in the same location that the GVIC easement is marked on the Preliminary Subdivision Plan on the west side of the subdivision, removal of the existing home and accessory structure shall occur before the Final Plat is recorded and any additional easements for GVIC, GVWUA drainage areas and/or others as determined to be required by staff shall be dedicated on the Final Plat or conveyed by separate document, whichever method is appropriate for the conveyance.” Jamie Beard, Assistant City Attorney, also confirmed that there had been some dispute between the applicant and the City as to what was expected for the actual trail. Ms. Beard clarified that as shown on the Preliminary Plan where the GVIC easement is located would be appropriate for the trail under the Urban Trails Master Plan, which differs slightly from what was first stated in the staff report. Keith Ehlers of Ciavonne,

Roberts & Associates, on behalf of applicant, asked if these conditions would replace the old conditions. Ms. Beard confirmed that the condition as stated earlier by Ms. Bowers specifically identifies that the trail easement will go where the same easement is located on the Preliminary Subdivision Plan for the GVIC easement. Ms. Beard further confirmed that this would be a substitution rather than an additional condition.

Dave Thornton, Public Works and Planning Department, next addressed the Commission with regard to item 6, PP-2007-070, Preliminary Subdivision Plan – Wexford Subdivision in response to Commissioner Putnam’s question relating to the Urban Trails Plan and a future canal trail. He stated that staff had requested that Tracts B and C be dedicated to the City which would be a continuation of the City owned park property, both to the west and to the east of the project. Therefore, it would be City owned and a trail easement would not be necessary in this instance.

No objections or revisions were received from the audience or planning commissioners on any of the Consent Agenda items.

**MOTION: (Commissioner Putnam) “Mr. Chairman, I move the Consent Agenda be approved as presented and clarified.”**

Commissioner Lowrey seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

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