

**GRAND JUNCTION PLANNING COMMISSION
NOVEMBER 8, 2005 MINUTES
7:00 p.m. to 7:33 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 Dibble (Chairman), Lynn Pavelka-Zarkesh, Bill Pitts, Tom Lowrey, John Redifer, Patrick Carlow and William Putnam. Roland Cole was absent.

In attendance, representing the City's Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor) and Lori Bowers (Senior Planner).

Also present were Jamie Kreiling (Assistant City Attorney) and Eric Hahn (Development Engineer).

Terri Troutner was present to record the minutes.

There were four 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 from the October 11, 2005 public hearing.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move for approval of the October 11th minutes as presented."

Commissioner Redifer seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Putnam and Carlow abstaining.

III. CONSENT AGENDA

Chairman Dibble suggested that item PFP-2004-163 (Preliminary Plat/Vacation of Right-of-Way, Fox Run at the Estates) be removed from the Full Hearing Agenda and placed on the Consent Agenda. At citizen request, however, the item was left on the Full Hearing Agenda.

Available for consideration were:

1. ANX-2005-233 (Zone of Annexation--Prairie View south Annexation)
2. PP-2005-118 (Preliminary Plat--High Desert Commercial Park)

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted either of the items pulled for additional discussion. No objections or revisions were received from the audience or planning commissioners.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move for the approval of the Consent Agenda as presented."

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

IV. FULL HEARING

PFP-2004-163 PRELIMINARY PLAT/VACATION OF RIGHT-OF-WAY, FOX RUN AT THE ESTATES

A request for 1) approval of a Preliminary Plat for 8 lots on 7.39 acres in an RSF-2 (Residential Single-Family, 2 units/acre) zone district, and 2) a recommendation to City Council to vacate a portion of the Elvira Drive right-of-way.

Petitioner: Ted Martin, Wrights Mesa LLC

Location: 2580, 2584 G Road

STAFF'S PRESENTATION

Bob Blanchard gave a PowerPoint presentation that contained the following slides: 1) aerial photo map, 2) site location map, 3) Future Land Use Map, 4) Existing City and County Zoning Map, 5) Preliminary Plat, and 6) findings and conclusions. Mr. Blanchard overviewed the request and referenced that portion of Elvira Drive to be vacated. Access into the subdivision would be via an existing street stub from The Estates subdivision that would connect to the proposed Fox Run. Also noted was a section of multi-purpose easement located approximately 450 feet from G Road that would be included in the Elvira Drive vacation. However, a 40-foot section of that easement (location noted) would be retained to accommodate the future widening of G Road. Staff concluded that both the vacation and Preliminary Plat request met Code criteria and were consistent with Growth Plan recommendations. Approval of both requests was recommended, with Preliminary Plat approval being conditioned upon City Council's final approval of the Elvira Drive vacation.

PETITIONER'S PRESENTATION

Ted Martin, petitioner, said that he'd entered into an agreement with representatives from The Estates subdivision to exchange his water shares for the right to tie into their existing irrigation system. That agreement also included a sharing of common areas. In vacating Elvira Drive, he was giving up access to Lot 8, on which his home was located, in favor of a new private shared driveway to Fox Run.

QUESTIONS

Jamie Kreiling noted that on Exhibit A for the vacation of Elvira Drive, there was a jog depicted in the road and multi-purpose easement that did not appear on the plat. She asked for confirmation that the curvature shown on Exhibit A would be included on the plat as well, which was given by Mr. Martin. A brief discussion ensued over the appropriate verbiage to include in the motion. Ms. Kreiling asked that the motion include verbiage to the effect that "...the multi-purpose easement as retained in the vacation of Elvira Drive will appear on the plat for that portion that was actually retained rather than what's being shown if the portion shown is not the full amount." The street's alignment, she said, should be accurately reflected on Exhibit A.

Mr. Martin felt that some confusion over the street's legal description may have occurred during the property's annexation into the City since vacations involving Elvira Drive had occurred in the past. D.H. Surveys, Inc. had been contracted to get the proper coordinates, which were reflected in Exhibit A.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Caroline Dohm (2588 G Road, Grand Junction) expressed concern over the project's proposed density and felt that her quality of life and privacy would be negatively impacted. She lamented the loss of trees that made up a large part of the area's riparian habitat. Ms. Dohm also noted that the Olsens derived their access via Elvira Drive. Had an alternate access been considered for them?

PETITIONER'S REBUTTAL

Mr. Martin said that he intended to preserve as many trees in the area as possible, removing only those necessary for home construction. He said that the vacation of Elvira Drive was necessary for safety reasons. Elvira Drive was in bad shape, and accessing G Road via Elvira Drive was hazardous. He'd spoken with the Olsens about his plans to create a safer access via Fox Run and they'd been supportive. They would also be provided with a new private drive.

MOTION: (Commissioner Lowrey) "Mr. Chairman, on item PFP-2004-163, a request for recommendation of approval to City Council to vacate a portion of Elvira Drive right-of-way, as more specifically set forth on Exhibit A, page 12 of our staff report done by D.H. Surveys, Inc., and that's called Exhibit A: Vacated Elvira Drive, I move that we approve subject to staff conditions with the findings and conclusions as outlined by staff above."

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

MOTION: (Commissioner Lowrey) "Mr. Chairman, on item PFP-2004-163, a request for Preliminary Plat approval for the Fox Run at The Estates Subdivision, I move that we approve subject to staff conditions with the findings and conclusions as outlined by staff above."

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

With no further business to discuss, the public hearing was adjourned at 7:33 p.m.