

**GRAND JUNCTION PLANNING COMMISSION
JANUARY 14, 2003 MINUTES
7:00 P.M. to 7:45 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.

Planning Commissioners Paul Dibble (Chairman), John Evans, Roland Cole, Richard Blosser, John Redifer, Bill Pitts and William Putnam were in attendance. Alternate Travis Cox was present but did not participate. Alternate John Paulson was absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director), Ronnie Edwards (Associate Planner), Senta Costello (Associate Planner), Lori Bowers (Senior Planner) and Scott Peterson (Associate Planner).

Also present were John Shaver (Assistant City Attorney) and Eric Hahn (Development Engineer).

Terri Troutner was present to record the minutes.

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

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the November 26 and December 17, 2002 public hearings.

MOTION: (Commissioner Putnam) "Mr. Chairman, I move we approve the minutes of November 26 as submitted."

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

MOTION: (Commissioner Cole) "Mr. Chairman, I move that the December 17 minutes be approved."

Commissioner Redifer seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Pitts abstaining

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Item VAR-2002-242 (Variance--Bookcliff Mfg. Addition, Phase II) was pulled from the agenda

III. CONSENT AGENDA

Available for placement on the Consent Agenda were items ANX-2002-214 (Zone of Annexation--Rice Annexation) and ANX-2002-228 (Zone of Annexation--Siena View Annexation). At citizen request, item ANX-2002-228 was removed from Consent and placed on the Full Hearing Agenda.

At planning commissioner request, item VR-2002-224 was offered for placement onto the Consent Agenda.

MOTION: (Commissioner Redifer) "Mr. Chairman, I'd like to move that we add 3., VR-2002-224--Vacation of Right-of-Way--23 Road Subdivision, to the Consent Agenda."

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

MOTION: (Commissioner Cole) "Mr. Chairman, I would move for approval of the Consent Agenda as amended."

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

IV. FULL HEARING

ANX-2002-228 ZONE OF ANNEXATION--SIENA VIEW ANNEXATION

A request for approval to rezone 4.32 acres to Residential Multi-Family 8 units per acre (RMF-8).

Petitioner: GR Builders, Inc., Eric Daugherty/Gerry Dalton

Location: 2945 D 1/2 Road

PETITIONER'S PRESENTATION

Jim Joslyn, of RG Consulting, represented the petitioner and offered no initial testimony but availed himself for questions.

STAFF'S PRESENTATION

Lori Bowers offered a PowerPoint presentation which included the following slides: 1) project outline; 2) annexation map; 3) view of city limits; 4) aerial photo; 5) Growth Plan map of area; 6) existing city zoning map. She noted an area north of D 1/2 Road currently under Growth Plan review. Ms. Bowers said that it is unclear whether the area in question would remain designated (2-4 units/acre) or be replanned/rezoned to allow densities between 8 and 12 units/acre. Ms. Bowers also said that it appears clear that the area was intended to serve as a buffer for adjacent commercial/industrial zoning. Ms. Bowers noted that a letter of objection had been received from Paul Bibeau (2108 Orchard Avenue, Grand Junction). She said that the concerns expressed in the letter pertained primarily to the development proposal and not to the zone of annexation. Staff determined that the request met Growth Plan recommendations, and met both the Persigo Agreement and Code requirements. Approval of the RMF-8 zone was recommended.

QUESTIONS

Chairman Dibble asked for confirmation that the Growth Plan did recommend densities of between 4 and 8 units/acre for the subject site, which was given.

Bob Blanchard indicated that the Growth Plan update, which includes the area referred to by Ms. Bowers, should be coming before the Planning Commission in February, with City Council adoption slated for March of 2003.

Commissioner Cole referenced the letter received from Mr. Bibeau and asked if development issues would be addressed as part of the development review process. Ms. Bowers replied affirmatively.

Chairman Dibble wondered how much of D 1/2 Road, if any, had been widened in the subject area. Commissioner Blosser responded that there was no widening of D 1/2 Road in the subject area. When asked if the widening of D 1/2 Road would be done in piecemeal fashion as developments were proposed, Ms. Bowers responded that she was unsure whether D 1/2 Road widening was listed on the capital improvements budget.

Commissioner Pitts remarked that the only consideration before the Planning Commission was the zone of annexation.

When Chairman Dibble inquired about improvements proposed for the property's flagpole access, John Shaver reiterated that the only issue before the Planning Commission was the zone of annexation. He reminded the Commission that street improvements would be proposed in conjunction with the development submittal.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Paul Bibeau (2108 Orchard Avenue, Grand Junction) felt that the density proposed was too high for the area. He said that higher densities resulted in more congested streets and a loss of privacy. He also noted large concentrations of fill on the subject property and felt that this would adversely impact drainage. Mr. Bibeau expressed concern over the safety of potentially increased numbers of children who may be tempted to play around the canal. He also wondered what kind of homes would be proposed with the development. Chairman Dibble said that while all of these things were worthwhile concerns, he encouraged Mr. Bibeau to save them for the development proposal's review. Mr. Shaver explained to Mr. Bibeau the zoning and development application process following a parcel's annexation into the City.

PETITIONER'S REBUTTAL

No rebuttal testimony was offered by the petitioner.

DISCUSSION

Commissioner Cole noted Mr. Shaver's comment that just because a parcel is zoned RMF-8 doesn't mean the development would or could be proposed or constructed to that density. Because the request seemed straightforward, he found no reason not to support staff's recommendation.

A discussion ensued over the expectation inherent to a RMF-8 zone application and the elements which could result in a development of much less density (*e.g.*, topographic constraints).

Commissioner Blosser said that he didn't necessarily agree with Growth Plan recommendations for the subject area; however, the request was in compliance with recommendations as they are currently therefore he said that he would vote to zone the property RMF-8.

MOTION: (Commissioner Cole) "Mr. Chairman, on item #ANX-2002-182, I move that the Planning Commission recommend to the City Council approval of the zoning designation of RMF-8 (Residential Multi-Family, not to exceed 8 units per acre) for the Zone of Annexation of the Siena View Annexation located at 2945 D 1/2 Road, finding that the project is consistent with the Growth Plan, the Persigo Agreement, and sections 2.6 of the Zoning and Development Code."

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 7:45 P.M.