

**GRAND JUNCTION PLANNING COMMISSION
NOVEMBER 12, 2002 MINUTES
7:00 P.M. to 7:35 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 Planning Commission, were Paul Dibble (Chairman), John Evans, Roland Cole, Bill Pitts, Richard Blosser, John Redifer, and Travis Cox (2nd Alternate). William Putnam and John Paulson (1st Alternate) were absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director) and Ronnie Edwards and Scott Peterson (Associate Planners).

Also present was John Shaver (Assistant City Attorney).

Terri Troutner was present to record the minutes.

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

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the September 24, 2002 public hearing.

MOTION: (Commissioner Pitts) “Mr. Chairman, I move that we approve the minutes of September 24.”

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

On the Consent Agenda was item ANX-2002-192 (Zone of Annexation/Rezone—Krizman Annexation). At citizen request, the item was removed from Consent and placed on the Full Hearing agenda.

IV. FULL HEARING

ANX-2002-192 ZONE OF ANNEXATION/REZONE—KRIZMAN ANNEXATION
A request for approval of annexation into the City of Grand Junction with a Zone of Annexation of Residential Single-Family 4 (RSF-4).

Petitioners: Mary and Eugene Krizman
Location: 626 30 Road
Representative: Brian Hart, LanDesign

PETITIONER'S PRESENTATION

Alan Workman, representing the petitioner, introduced himself and Brian Hart of LanDesign. Mr. Hart gave a PowerPoint presentation containing the following slides: 1) location map; 2) Zone of Annexation criteria outline; 3) map showing surrounding and nearby subdivisions and corresponding average lot sizes; and 4) Growth Plan map. Mr. Hart said that the current County zoning of RSF-R did not meet the Growth Plan. He added that the City's RSF-4 zone would bring the property into compliance with Growth Plan guidelines while at the same time being compatible with surrounding area densities.

QUESTIONS

Chairman Dibble wondered about the sizes of the proposed lots. Mr. Hart said that he and the petitioners had not begun to draft a Preliminary Plan so there was no way to know at this point what the lot sizes would be.

STAFF'S PRESENTATION

Ronnie Edwards presented a PowerPoint presentation containing the following slides: 1) Future Land Use Map, and 2) staff findings and conclusions. Ms. Edwards said that the petitioners had been thorough in their overview of the proposal and concurred that the RSF-4 zone would be compatible with surrounding area densities. Staff agreed that the RSF-4 zone was appropriate for the property and that the application would be consistent with the Growth Plan and Code criteria. Approval of the request was recommended.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Kevin Gallegos (2998 F ¼ Road, Grand Junction) contended that densities associated with an RSF-4 zone would not be compatible with properties directly adjacent to the subject parcel, of which his is one. An RSF-4 zone required only 8,000 square foot lot size minimums; however, lots in the area nearest the subject parcel were over 10,000 square feet in size. He presented an overhead map of the area which depicted 10,000-plus square foot lots in the Single Tree, Village East, Little Trio, Tidy Post and Mountain Vista subdivisions. Mr. Gallegos expressed concern over potential negative impacts to existing property values and pointed out the lack of sidewalks and crosswalks in the area. While not opposed to a subdivision being built on the property, he felt that zoning should be consistent with surrounding lot sizes. He also expressed concern over Mr. Hart's mentioning at a neighborhood meeting that there would be four entrances/exits in the proposed subdivision.

PETITIONERS' REBUTTAL

Mr. Hart clarified that he'd mentioned at the neighborhood meeting that four entry possibilities existed, not that there would be four entries constructed. He urged planning commissioners to consider a larger area for determining compatibility not just the lots directly adjacent to the property. Further, he reiterated that, the RSF-4 zone would be consistent with both the Growth Plan and the Code.

QUESTIONS

Chairman Dibble asked for verification that the County's current RSF-R zone district didn't meet Growth Plan recommendations, which was given.

DISCUSSION

Commissioner Blosser encouraged Mr. Gallegos to participate in Preliminary Plan discussions with the petitioners' representatives. While he understood the concerns, he concurred that the proposed RSF-4 zone would be compatible with the area and satisfy the Growth Plan and Code requirements.

Commissioner Cox also felt that the RSF-4 zone would be compatible with the surrounding area. He said that the 8,000 square foot minimum was just a starting point; lots generally exceeded minimums to accommodate the sizes of homes placed on them.

Commissioner Pitts agreed and saw no reason not to approve the request.

Commissioner Cole also agreed. He commended Mr. Gallegos for taking the time to offer his comments in such a well thought out presentation. Commissioner Cole noted that while Mr. Gallegos' comments had been very factual, they were more directly applicable to the Preliminary Plan development stage.

Chairman Dibble thought the request to be appropriate. He observed that any subdivision constructed to such densities would represent good infill.

MOTION: (Commissioner Cole) "Mr. Chairman, on Zone of Annexation ANX-2002-192, I move that the Planning Commission forward the Zone of Annexation to City Council with the recommendation of Residential Single-Family with a density not to exceed four units per acre (RSF-4) for the Krizman Annexation, with the findings listed in the staff recommendation."

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 7:35 P.M.