

**GRAND JUNCTION PLANNING COMMISSION
DECEMBER 17, 2002 MINUTES
7:00 P.M. to 7:20 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, Richard Blosser, John Redifer, John Paulson and William Putnam. Alternate Travis Cox was also present. Bill Pitts was absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), Kristen Ashbeck (Sr. Planner), Lisa Gerstenberger (Sr. Planner), Senta Costello (Assoc. Planner), Lori Bowers (Sr. Planner), and Scott Peterson (Assoc. Planner).

Also present were John Shaver (Asst. City Attorney) and Rick Dorris (Development Engineer).

Terri Troutner was present to record the minutes.

There were approximately 13 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the October 22, 2002 public hearing.

MOTION: (Commissioner Cole) “Mr. Chairman, hearing no corrections, I move for approval of the minutes [of October 22].”

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

Available for placement on the Consent Agenda were items ANX-2002-176 (Zone of Annexation—Isre Annexation #2), ANX-2002-221 (Zone of Annexation—Dettmer II Annexation), ANX-2002-220 (Zone of Annexation—Oda Annexation), RZ-2002-208 (Rezone—King Property Rezone), GPA-2001-179 Growth Plan Amendment—12th Street Medical Plaza), and FP-2001-156 (Vacation of Easement—Flint Ridge Filing # 's 1 and 2). No objection was expressed by anyone in the audience.

MOTION: (Commissioner Blosser) “Mr. Chairman, I make a motion we approve the Consent Agenda as presented.”

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

IV. FULL HEARING

ANX-2002-168 PRELIMINARY PLAN—DAKOTA WEST SUBDIVISION

A request for approval of the Preliminary Plan to develop 11.06 acres of vacant land into 48 single-family lots.

Petitioners: G&R West, Rob and Gina Cantrell

Location: 3088 and 3090 D ½ Road

Representative: Doug Theis

PETITIONERS' PRESENTATION

Doug Theis, representing the petitioner, said that the request was fairly straightforward, with no conditions attached to the project and no outstanding issues. No adverse comments had been received from the public. The project was consistent with Growth Plan recommendations and complied with Code criteria. The proposed density was consistent with surrounding development.

QUESTIONS

Commissioner Blosser asked if irrigation water would be available to developed lots. Mr. Theis said that some irrigation water rights were available; however, it was likely that watering would have to occur on a rotating basis. He noted on an overhead map where one or more of the existing ditches may be eliminated.

Chairman Dibble referenced the Washburn Street stub to the north—the one ending in a cul-de-sac--and asked if that street would someday be extending through, to which Mr. Theis replied affirmatively. Mr. Theis added that constructing a cul-de-sac at the end of a street stub was more aesthetic and made adjoining lots more saleable.

STAFF'S PRESENTATION

Lori Bowers offered a PowerPoint presentation containing a location map and Preliminary Plan. The site's location was noted and annexation into the City was on City Council's agenda for December 20. She said that construction of the cul-de-sac to the property's edge at the southern end of Washburn Street was the only approval condition. Other street locations and entrances were noted. With no outstanding concerns, staff recommended approval subject to the construction of a cul-de-sac to the property's edge at the southern end of Washburn Street and subject to tapered lane requirements (the latter a TEDS manual requirement).

QUESTIONS

Commissioner Evans asked if the only entrance available with Phase I would be via Aberdeen and Bismark Streets. Ms. Bowers clarified that initially the only available entrance would be via Bismark. The Aberdeen entrance would be constructed in conjunction with development of the western portion of the property.

Chairman Dibble asked what would happen to the required cul-de-sac when Washburn Street was extended. Ms. Bowers said that available options included leaving a portion of the cul-de-sac intact but extending the street straight through to its southern connection or redesigning the cul-de-sac to a straight street connection and vacating a portion of the cul-de-sac easement to lots 4 and 5. The preferred option would be determined at Final.

PUBLIC COMMENTS

There were no comments either for or against the request.

PETITIONERS' REBUTTAL

Mr. Theis clarified that when Washburn Street was extended to the south, the cul-de-sac would likely remain intact for the benefit of Lots 4 and 5. Ample depth to these lots was available to accommodate building envelopes, and the additional cul-de-sac frontage would afford property owners additional play area for their kids or additional parking for themselves and guests.

DISCUSSION

Commissioner Cole agreed that the project seemed straightforward with no controversy. While initially concerned over the Washburn Street cul-de-sac, it sounded as though a number of options were available and that the ultimate decision would be made at Final.

MOTION: (Commissioner Cole) “Mr. Chairman, on the Preliminary Plan for the Dakota West Subdivision, I move that we find the project consistent with the Growth Plan, section 2.8 of the Zoning and Development Code, and adjacent property usage, and approve the Preliminary Plan subject to the recommended conditions included in the staff report [including the conditions outlined in staff’s presentation].”

Commissioner Blosser 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 7:20 P.M.