

GRAND JUNCTION PLANNING COMMISSION
Public Hearing - June 3, 1997
7:00 p.m. to 7:28 p.m.

I. CALL TO ORDER

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. in the City/County Auditorium by Vice-Chairman Jeff Vogel.

In attendance, representing the Planning Commission, were: Jeff Vogel (Vice-Chairman), Joe Grout, Robert Gordon and Ron Halsey. Jeff Driscoll, John Elmer and Paul Coleman were absent.

In attendance, representing Community Development staff, were: Kathy Portner (Acting Director), Kristen Ashbeck (Sr. Planner) and Mike Pelletier (Associate Planner).

Also present were John Shaver (Asst. City Attorney), Kerrie Ashbeck (City Development Engineer) and Jody Kliska (City Development Engineer).

Terri Troutner was present to record the minutes.

There were approximately nine interested citizens present.

II. CONSIDERATION OF MINUTES

Because only one planning commissioner who attended the last meeting was present, Commissioner Halsey asked that the minutes be tabled until the July public hearing.

MOTION: (Commissioner Halsey) "Mr. Chairman, I move that we table the minutes of the May meeting until next month."

Commissioner Grout seconded the motion. A vote was called and the motion passed unanimously by a vote of 4-0.

III. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRESCHEDULED VISITORS

There were no announcements, presentations and/or prescheduled visitors.

IV. PUBLIC HEARING ITEMS FOR FINAL DECISION UNLESS APPEALED

MS-1997-090 MINOR SUBDIVISION--KENWOOD GROVE SUBDIVISION

Request for approval of a two lot minor subdivision consisting of 5.50 acres in lot 1 and 2.74 acres in lot 2 in a C-1 (Light Commercial) zone district.

Petitioner: Alco Building Company/Bob Turner

Location: 565 - 25 Road

Representative: David Smuin

PETITIONER'S PRESENTATION

David Smuin, representing the petitioner, reviewed the request and noted the surrounding zoning and uses on available plat and assessor's maps. The request would be consistent with the direction of the *Growth Plan*. Mr. Smuin stated that staff had expressed some concern over future development plans for lot 1 since access to phase 2 of lot 1 would be through the phase 1 parking area. Mr. Smuin noted the businesses currently existing on lot 2 and said that no new development was proposed for that lot. A transportation capacity payment (TCP) will cover half-street improvements to 25 Road. Stormwater runoff from lot 2 ponds on-site or is directed into ditches along the Highway 6 & 50 frontage road. Runoff from lot 1 will be retained on-site. Phase 1 will handle runoff via a temporary retention pond; after phase 2 is constructed, all runoff will be retained in a permanent retention basin located in the southwest corner of lot 1. A drainage easement will be dedicated and noted on the plat. A grading and drainage report had been submitted to staff for review.

Mr. Smuin felt that there was a need for more office space in the community, reiterated the proposal's compatibility with the *Growth Plan* and surrounding zoning, and requested approval.

STAFF'S PRESENTATION

Mike Pelletier said that the petitioner had adequately covered the main points of the proposal and offered nothing new. Staff recommended approval.

QUESTIONS

Commissioner Halsey asked if there was a need for a formal access easement through lot 1 for phase 2 of the development. Mr. Pelletier replied negatively, elaborating that normally no easement was required for development occurring on a single lot. He noted access points on the plat.

John Shaver added that the location of the access would preclude further subdivision of the lot.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

DISCUSSION

Commissioner Halsey commented that the request seemed clear cut.

MOTION: (Commissioner Halsey) "Mr. Chairman, on item MS-1997-090, I move that we approve this minor subdivision."

Commissioner Gordon seconded the motion. A vote was called and the motion passed unanimously by a vote of 4-0.

V. PUBLIC HEARING ON ITEMS FOR RECOMMENDATION TO CITY COUNCIL

FPP-1997-089 FINAL PLAN/PLAT -- DEL MAR SUBDIVISION FILING #3 AND VACATION OF A PORTION OF PREVIOUSLY PLATTED DARREN WAY RIGHT-OF-WAY

Request for: 1) approval of the final plat/plan for filing #3 of Del Mar Subdivision for 11 single family residential lots on approximately 3.1 acres zoned PR-3.1 (Planned Residential not to exceed 3.1 units per acre) and 2) a recommendation of approval to vacate a portion of the previously platted Darren Way right-of-way.

Petitioner: Del Mar Construction

Location: F 1/4 road and 39 3/8 Road

Representative: Banner Associates

PETITIONER'S PRESENTATION

David Chase, representing the petitioner, said that the proposed third filing was the next logical phase in development. The project was developing in accordance with the preliminary plan. The three issues brought up during the review were 1) the temporary turnaround platted at the end of Darren Way which could now be vacated; 2) construction of the detention facility (noted on the plat); and 3) the existence of a drainage ditch currently maintained by the Grand Junction Drainage District.

The detention facility had not been constructed with phase 1 because road improvements did not provide suitable access to it. Neither had it been constructed with filing 2 since drainage for that filing emptied into a separate drainage basin. There were no plans to enclose the drainage ditch and it would be left open. Staff had recommended that street improvements be extended as far north as possible and payment be made for half the total cost of the ditch crossing.

The petitioner was in agreement with all of staff's conditions and requested approval.

QUESTIONS

Commissioner Gordon asked for additional detail on the kind of ditch crossing to be provided. Mr. Chase said that exact design details were not yet known but he expected that it would be comprised of an approximately 24-inch diameter culvert crossing constructed with reinforced concrete pipe.

STAFF'S PRESENTATION

Kristen Ashbeck agreed with the petitioner's summary and concurred that the final plan was consistent with the preliminary plan. The project's density was also consistent with the direction of the *Growth Plan*. She noted that the ditch had created extenuating circumstances which precluded completion of street improvements to the northern property line with this filing. Staff recommended approval of both the right-of-way vacation and approval of the final plan and plat subject to the following conditions:

1. Construct 29 3/8 Road as far north and as close to the ditch bank as possible.
2. Show a preliminary design on the plans to complete the ditch crossing.
3. Provide a total cost estimate of the extension of all improvements to property line including the crossing of the ditch.
4. Pay one-half of the amount of the crossing plus full cost of extending all other improvements to the property line (utilities, curb, gutter, sidewalk and asphalt). There shall be no credit given to the transportation capacity payment for the project for these costs since 29 3/8 Road is within the interior of the Del Mar Subdivision.
5. Complete all drainage improvements for the subdivision with filing 3 including construction of the detention pond and temporary drainage swale, reseeding of the pond, and all other infrastructure required for completion of the storm drainage system.
6. Revise final plans and plat per staff comments dated May 28, 1997.
7. Final approval by the Central Grand Valley Sanitation District.

QUESTIONS

Commissioner Gordon asked what the ditch crossing would be used for. Ms. Ashbeck said that it would provide access to the property directly to the north.

Commissioner Grout asked if funds for improvements would be held in escrow. Mr. Shaver explained that under state statute accounting for road improvements in this type of scenario is required.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

DISCUSSION

Commissioner Halsey commented that the proposal was clean cut, that the preliminary plan had been followed and that there seemed to be no outstanding issues.

MOTION: (Commissioner Halsey) “Mr. Chairman, on item FPP-1997-089, I move that we forward the vacation of a portion of the previously platted Darren Way to City Council with a recommendation of approval.”

Commissioner Grout seconded the motion. A vote was called and the motion passed unanimously by a vote of 4-0.

MOTION: (Commissioner Halsey) “Mr. Chairman, on item FPP-1997-089, I move that we approve the final plan and plat for Del Mar Subdivision, filing #3, subject to staff’s recommendations 1 through 7.”

Commissioner Gordon seconded the motion. A vote was called and the motion passed unanimously by a vote of 4-0.

The hearing was adjourned at 7:28 p.m.