

PLANNING COMMISSION

CITY OF LA JUNTA

Council Chambers, Municipal Building

January 19, 2006

Chairman Curtis Peacock called the regular meeting of the City of La Junta Planning Commission to order at 4:00.

Roll was taken

Members Present:

Members Absent:

Curt Peacock, Chairman
Joe Kelley, Vice Chairman
Don Martin
Charles Jacob
Don Rizzuto
Robert Smith

Dave Freeman

Also Present:

Dan Eveatt, Director of Engineering
Mike Harris, La Junta Tribune Democrat
Mike Steeves
Bob Vigil

Minutes of Previous Meeting

Chairman Peacock asked if there were any additions or corrections to the minutes. There were none. Motion to approve minutes was made by Joe Kelley and seconded by Bob Friedenberger. There was no discussion. Motion was voted on and passed by all members present.

Old Business

Stokes Annexation

Chairman Peacock turned the floor over to Mr. Eveatt who reminded the commission of the Stokes Annexation from the previous meeting. Mr. Eveatt stated that bringing up the Stokes Annexation was only a reminder that the Annexation passed on January 17, 2006 at the City Council meeting.

New Business

City of La Junta Annexation

Mr. Chairman opened up the floor to new business and handed the floor over to Mr. Eveatt. Mr. Eveatt stated that the piece of land presented to the board has been in the paper a number of times. Mr. Eveatt went on to describe the piece of land that was purchased by the surveyor and given to the city as part of a development project for Rogers's sub-division. The land to be annexed encroaches on an adjacent property. The piece of land is now owned by the city but sits in the county. Mr. Eveatt stated that the bottom line is that the piece of land needs to be annexed because it sits in the right of way to Rogers's road. Rogers's road sits in the city and belongs to the city of La Junta. Mr. Eveatt asked the commission to favorably approve the annexation of the 800 sq. ft. pie shaped property because it is part of the city roadway. Mr. Kelley asked if the commission didn't approve the annexation if the County would have to maintain the piece of roadway that the property sits on. Mr. Rizzuto asked if the city now owns the road and if it is in the city limits. Mr. Eveatt explained that it is. Mr. Friedenberger then motioned to approve the

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annexation as presented and Mr. Martin seconded the motion. Chairman Peacock then moved to approve the annexation of the pie shaped property and the motion carried.

Vigil Construction Development Plan

Mr. Chairman brought to the board's attention the second item on the agenda and handed the floor over to Mr. Eveatt. Mr. Eveatt stated that the second item is addressed as a courtesy since the commission had approved the original plan for Vigil Constructions Senior Village. Mr. Eveatt stated that Vigil Constructions original plan consisted of 5-plexes on the North side of the site and Mr. Vigil of Vigil Construction now wants to change the plan to make them duplexes as opposed to 5-plexes. Mr. Kelley stated that he might have concerns with the water supplied for that area of the development. Mr. Malouff commented that in 2004 the commission approved the final plat. Mr. Eveatt agreed. Mr. Malouff stated that the commission might need to amend the original plat. Mr. Eveatt replied that the final plat is one big property of sole ownership and that the development of the property is a different issue. Mr. Rizzuto suggested to the commission that the water issues be resolved before approving the new plan. Mr. Malouff cautioned the commission about vested property rights. He went on to state that the commission can't change the criteria of the plan and suggested that the commission allow him to investigate the issue more. Mr. Friedenberger suggested that he didn't feel that the commission should approve the new plan until Mr. Vigil follows through on his original agreement with the commission to finish the sidewalk on Topeka Ave. The Vigil Construction plan was left unapproved upon further investigation into Mr. Kelley's water issues and the vested property rights. Mr. Chairman moved on to other business.

Other Business

Mr. Eveatt handed over the next item on the agenda to Mr. Malouff. Mr. Malouff introduced the Historic Preservation Board and reminded the commission that they were also members of the Historic Preservation Board. Although there was no agenda, Mr. Malouff stated that it is a requirement for an annual meeting for the Historic Preservation Board and wanted to go ahead and have it on this day. Mr. Chairman asked if there had to be two separate meetings and Mr. Malouff agreed. Mr. Chairman moved on to the next item selecting a member of the Planning Commission to the Board of Adjustment. In a motion, Chairman Peacock nominated the newest member of the Planning Commission, Mr. Smith, to the Board of Adjustment and Mr. Martin seconded the motion. The Commission went on to discuss the placing of the Comprehensive Plan on the agenda for the next meeting. Mr. Malouff stated that there is a State Law that requires counties and abutting municipalities to join intergovernmental efforts. Mr. Chairman felt that intergovernmental efforts should also be an agenda item for the next meeting.

With no further business Mr. Chairman adjourned the meeting at 4:30 p.m.

Respectfully submitted,
Kattie A. Gleason
Secretary