

May 2011

Local Government Commissions and Meetings Report

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City Council Meeting 05/17/2011

Issue- Mercury Village First Stage Approval

Mercury village was the subject of numerous measures culminating in the approval of the first phase of construction.

Information-

Before approval for construction the representatives of Mercury payment systems brought forward a number of measures. These included annexation of part of the property for secondary road access, a change in the designation of parcel B-1 from light commercial to planned development, and approval of the right of way leading in to the development.

Problems/Public Concern-

Danny Ehlers, council for the Durango Mall, expressed concerns over access to the development and mall traffic but both parties seemed willing to compromise on the issue and this dispute will not hinder the progress of the project.

Outcome-

All preliminary motions and the first stage approval passed unanimously.

Issue- Open Space Adjacent to Twin Buttes Development

Information-

Land held by San Juan industries was being discussed in a potential sale to the city in order to provide more open space around Twin Buttes, at a cost of \$325,000 (\$3,650 per acre). The land is located north of the Twin Buttes development and is nearly completely surrounded by property already owned by the city. This land is designated as open space in order to preserve aesthetic features of the Buttes and allow trails to connect through the development.

Problems/Public Concern-

There was broad community support for this open space purchase, and no one spoke against it.

Outcome-

The purchase was unanimously approved.

Durango Planning Commission 5/23/2011

Issue- Three Springs Zoning Change for Phase A Final Plat

Information-

The developers of the Three Springs property requesting a change in their development plan for Village 1 filing 2-A. This property was originally planned to include smaller sized row homes, but the plat approved in 2008 was never filed. Under this plan, the developers sought to scale

back the total area of development for this phase and change the types of homes being built. As a result of changing market conditions the developers felt that development more like the Harmony Homes in Three Springs would be easier to sell. This shift means that the development will be geared more towards older buyers and single families.

Problems/Public Concerns-

Some members on the board had concerns about noise from the nearby water well but the well is in compliance with city codes. There was no public concern regarding the issue.

Outcome-

The changes were approved by a unanimous vote and the issue is set for City Council on June 7th.

Issue- Crader Properties Change in Development Designation

Information-

The property owned by the Crader family (227 total acres divided amongst 5 parcels), between the hospital and High Llama road, is currently designated as medium density and rural. The family wanted part of the land changed to commercial development designation so that they could potentially develop the area as a commercial center. They requested a change in the 2007 city development plan.

Problems/Public Concerns-

Some homeowners living along High Llama road were concerned about potential commercial development right next to their properties and maintenance of rural designation on the Northern part of the property. The Crader's plan to keep the Northern most part of the property as a horse farm and the development plan is going to be amended to include a buffer between High Llama and the commercial area.

Outcome-

The measure was passed by a unanimous vote and is set to appear before City Council on June 21st.