

**GRAND JUNCTION PLANNING COMMISSION  
MAY 14, 2013 MINUTES  
6:00 p.m. to 6:13 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Ebe Eslami (Vice-Chairman), Keith Leonard, Christian Reece, Loren Couch, William Wade and Steve Tolle (Alternate). Commissioner Jon Buschhorn was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Lori Bowers (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

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

**ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

Lisa Cox, Planning Manager, announced that the Planning Commission and Zoning Board of Appeals annual training which had been scheduled for June 12<sup>th</sup> would be rescheduled to a later date.

Ms. Cox also announced that on May 6<sup>th</sup> Commissioner Greg Williams submitted a letter of resignation from the Planning Commission which was effective immediately. Ms. Cox stated that First Alternate Steve Tolle would move up to serve as a regular member of the Planning Commission in accordance with the bylaws.

Ms. Cox also advised that three sets of minutes were scheduled to be considered for approval this evening; however, the minutes for the April 23, 2013 meeting were not complete and would therefore not be considered. The minutes for both the February 26<sup>th</sup> and March 26<sup>th</sup> Planning Commission meetings would remain on the agenda for consideration and approval.

Chairman Wall congratulated Steve Tolle on his soon-to-be promotion and thanked Greg Williams for his years of service.

**Consent Agenda**

1. **Minutes of Previous Meetings**  
Approve the minutes of the February 26 and March 26, 2013 regular meetings.
2. **Karis House Annexation - Zone of Annexation**

Forward a recommendation to City Council to zone 0.207 +/- acres from County RMF-8 (Residential Multi-Family 8 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

**FILE #:** ANX-2013-141  
**PETITIONER:** John Mok-Lamme – Karis, Inc.  
**LOCATION:** 536 29 Road  
**STAFF:** Lori Bowers

**3. Logos Industrial Park Subdivision – Preliminary Subdivision Plan – Extension**

**Request**

Request approval of a two year extension of the approved Preliminary Subdivision Plan to develop 17.28 acres into 10 Industrial lots in an I-2 (General Industrial) zone district.

**FILE #:** PFP-2008-320  
**PETITIONER:** Vernon Pace – Logos LLC  
**LOCATION:** 743 23 Road  
**STAFF:** Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, Planning Commissioners, and staff to speak if they wanted any item pulled for additional discussion. Commissioner Leonard asked for clarification on Item #2 where the agenda stated that the project contained .207 +/- acres, whereas the staff report stated that it was .494 acres. Senior Planner Lori Bowers responded that the .494 acres included right-of-way that would be annexed; however, the actual property to be zoned was .207 acres.

After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda.

**MOTION: (Commissioner Wade) “Mr. Chairman, I move that we approve the Consent Agenda, without the minutes from the April 23, 2013 meeting, as read.”**

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

**Public Hearing Items**

None.

**General Discussion/Other Business**

**Election of Officers:**

Chairman Wall explained that the election of officers would be conducted for the election of a Chairman and a Vice-Chairman and opened the floor for nominations for Chairman. Commissioner Wade asked if the Commission should be concerned that there were members that could be elected that evening that had terms that ended in October. He

stated that he assumed they would automatically be reappointed to the Commission.

Lisa Cox, Planning Manager, stated that there were three Commissioners whose terms ended in October: Commissioner Wall, Eslami and Reece. Commissioner Wall was term limited but Commissioners Eslami and Reece would have the opportunity to reapply and could be re-appointed; however, there are no guarantees regarding who is appointed or reappointed. Even if a Commissioner's term ended in October, they could still serve for the period between the election and October.

**MOTION: (Commissioner Couch) "Mr. Chairman, I'd like to nominate Commissioner Reece to fill the position of Chair of the Commission."**

Commissioner Couch asked if Commissioner Reece was filling the balance of someone else's term. Lisa Cox confirmed that Commissioner Reece was appointed to fill the term of Commissioner Lyn Benoit and that her term would end in October of this year. Commissioner Couch asked if someone is appointed to fill the remaining term of Commissioner who had already served a term, would the new Commissioner filling the remaining term be precluded from serving a full term. Ms. Cox stated that after filling the remaining term that they would be eligible to serve two full terms and that each term is for a period of four years.

Commissioner Leonard seconded the nomination of Commissioner Reece as Chair. A vote was called and the motion passed unanimously by a vote of 7 – 0.

Commissioner Wall then opened the floor to nominations for the Vice-Chair.

**MOTION: (Commissioner Tolle) "Mr. Chairman, I would like to re-nominate Mr. Eslami as the Vice-Chairman this evening."**

Commissioner Wade seconded the nomination. A vote was called and the motion passed unanimously by a vote of 7 – 0.

There was a brief discussion regarding the active threat training. The Commissioners were advised that staff would put together an overview of the training in the next one or two months for the benefit of those who were not able to attend the training.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:13 p.m.