

**GRAND JUNCTION PLANNING COMMISSION  
JUNE 14, 2011 MINUTES  
6:00 p.m. to 6:12 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 Reggie Wall (Chair), Pat Carlow, Rob Burnett, Greg Williams (First Alternate) and Keith Leonard (Second Alternate). Commissioners Lynn Pavelka (Vice Chair), Ebe Eslami, Mark Abbott and Lyn Benoit were absent.

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

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 12 interested citizens present during the course of the hearing.

**Announcements, Presentations, and/or Prescheduled Visitors**

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the April 12, 2011 Regular Meeting.

**2. JR Enclave Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to annex and zone 6.80 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-5 (Residential 5 du/ac) zone district.

**FILE #:** ANX-2011-755  
**PETITIONER:** City of Grand Junction  
**LOCATION:** 247 Arlington Drive  
**STAFF:** Brian Rusche

**3. Crossroads Church Annexation – Zone of Annexation**

Request a recommendation of approval to City Council to zone 3.43 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

**FILE #:** ANX-2011-712

**PETITIONER:** Mel Diffendaffer – Crossroads United Methodist Church  
**LOCATION:** 599 30 Road  
**STAFF:** Lori Bowers

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.

A member of the public requested Item 3 be pulled for a full hearing. Jamie Beard, Assistant City Attorney, interjected that the annexation was not being discussed this evening but rather only the zone of annexation. She went on to state that the annexation went directly to City Council.

Chairman Wall questioned the individual whether he was requesting the full hearing with regard to the annexation or the zoning of the annexation. Chairman Wall clarified that the proposed zoning was the same in the County as it would be in the City (the R-4 zone district). The citizen confirmed that his concern was more applicable to the actual annexation and use of the property. Chairman Wall stated that the annexation portion was something that would be brought up at a City Council meeting and further stated that the Planning Commission hearing that evening was limited to the zoning issue.

Lisa Cox, Planning Manager, noted that the annexation was scheduled for the City Council public hearing to be held on Wednesday, July 20, 2011. At that time City Council would accept public comment and public testimony.

Another citizen questioned what the purpose was from changing the zoning from 4 to 5. Chairman Wall stated that it was just what was being requested and further commented that for that particular property it could be anywhere from 4 to 8; however, in this particular instance, it was Residential 4 now and it would be City Residential 4.

James Steffan, 588 Sycamore Court, stated that he was one of the people closest to this proposed cell phone tower. He questioned why a church wanted to go into a commercial venture and also wanted to know how it would affect them other than the sight of it. Chairman Wall stated that from a zoning aspect, the zoning wouldn't affect them because it was the same in the County as it would be in the City. The annexation portion would need to be addressed at the City Council meeting. Assistant City Attorney Beard suggested that it should be clarified that the Planning Commission was only making a recommendation to Council on the proposed zoning and that the public would also be allowed to discuss the proposed zoning with City Council.

Chairman Wall explained that this was simply a recommendation and City Council was the final decision maker. He also pointed out that if the questions pertained more to the annexation, that discussion would be conducted at the City Council meeting. He went on to say that if anyone had questions which pertained to the zoning, that that item could be pulled for a full hearing.

Lisa Cox stated that when property was annexed from unincorporated Mesa County into the City of Grand Junction, the City was required to assign a City zone district to it. In this particular case, the zoning in unincorporated Mesa County was Residential 4 dwelling units per acre, which was consistent with the City district, R-4. She explained the process: the Planning Commission would consider the zone of annexation request, make a recommendation to City Council and then on Wednesday, July 20<sup>th</sup>, the City Council would have a public hearing for discussion and final action regarding the annexation and zoning of the property.

Chairman Wall recommended that the citizens attending the Planning Commission meeting should also attend the City Council meeting on July 20<sup>th</sup> because it appeared their concerns pertained to the annexation. Lisa Cox noted that the City Council meeting would be held in the same room as the Planning Commission meeting, but that the hearing time would be 7:00 p.m. rather than 6:00 p.m.

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

**MOTION: (Commissioner Williams) "I move that we approve the Consent Agenda as read."**

Commissioner Carlow seconded the motion. A vote was called and the motion passed unanimously by a vote of 5 - 0.

**Public Hearing Items**

None.

**General Discussion/Other Business**

None.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:12 p.m.