

**GRAND JUNCTION PLANNING COMMISSION  
MAY 23, 2006 MINUTES  
7:00 p.m. to 7:08 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), Roland Cole, William Putnam, Reginald Wall, Thomas Lowrey, Lynn Pavelka-Zarkesh and Patrick Carlow. Ken Sublett, 2<sup>nd</sup> alternate, was also present. Planning Commissioner Bill Pitts was absent.

In attendance, representing the City's Community Development Department, were Pat Cecil (Planning Services Supervisor), Dave Thornton (Principal Planner), Lori Bowers (Senior Planner), Kristen Ashbeck (Senior Planner) and Senta Costello (Associate Planner).

Also present was Jamie Kreiling (Assistant City Attorney).

Bobbie Paulson was present to record the minutes.

There were 14 citizens present.

**I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**II. APPROVAL OF MINUTES**

Available for consideration were the minutes from the April 25, 2006 public hearing. No additions or corrections were noted.

**MOTION: (Commissioner Cole) "So moved. [...to accept the minutes of the April 25, 2006 meeting as written]."**

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Wall and Putnam abstaining.

**III. CONSENT AGENDA**

Available for consideration were items:

1. PP-2006-052, Preliminary Plat - Mason Ridge Subdivision, 2903 & 2909 B ½ Road
2. GPA-2006-087 Growth Plan Amendment - Fox Annexation, 3000 F Road
3. GPA-2006-066 Growth Plan Amendment – Downtown Residential Density, DDA boundaries
4. ANX-2005-189 Zone of Annexation – Pumpkin Ridge II Annexation, 2887 Unawep Avenue
5. CUP-2006-086 Conditional Use Permit – T-Mobile, Redlands Tower, 380 South Camp Rd
6. ANX-2006-094 Zone of Annexation – Carpenter Annexation, 3137 D ½ Road
7. PRP-2006-026 Preliminary Plat – Garfield Estates, 26 ½ Road and I Road
8. PFP-2006-015 Preliminary Plat – Kansas Bluff Subdivision, 515-517 Kansas Avenue

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak out if they wanted one or more of the items pulled for additional discussion. Chairman Dibble stated that staff requested item number (3) GPA-2006-066 Growth Plan Amendment – Downtown

Residential Density has been requested to be continued to the June 13, 2006 meeting. No other objections or revisions were received from the audience or planning commissioners on any of the remaining Consent Agenda items.

**MOTION: (Commissioner Cole) “Mr. Chairman, I move to continue item number 3, GPA-2006-066, Growth Plan Amendment, Downtown Residential Density to the June 13, 2006 Planning Commission meeting.”**

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

**MOTION: (Commissioner Cole) “Mr. Chairman, I would move to approve the rest of the Consent Agenda items 1, 2, 4, 5, 6, 7 and 8.”**

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

With no further business to discuss, the public hearing was adjourned at 7:08 p.m.