

**GRAND JUNCTION PLANNING COMMISSION**  
**JULY 12, 2005 MINUTES**  
**7:00 p.m. to 7:25 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), Lynn Pavelka-Zarkesh, John Redifer, Reginald Wall (1<sup>st</sup> Alternate) and Roland Cole. Williams Putnam, Bill Pitts and Thomas Lowrey were absent.

In attendance, representing the City's Community Development Department, were Pat Cecil (Development Services Supervisor) and Senta Costello (Associate Planner).

Also present were Jamie Kreiling (Assistant City Attorney) and Laura Lamberty (Development Engineer).

Terri Troutner was present to record the minutes.

There were approximately 19 interested citizens present during the course of the hearing.

**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 June 14, 2005 Planning Commission public hearing.

**MOTION: (Commissioner Redifer) "So moved [to accept the minutes as presented]."**

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioner Wall abstaining.

**III. CONSENT AGENDA**

Available for consideration were items:

1. VR-2005-052 (Vacation of Right-of-Way--Forrest Run)
2. CUP-2005-100 (Conditional Use Permit--Blue Lake Center Group Home)
3. GPA-2005-125 (Zone of Annexation--Pear Park School Annexation)

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted one or more of the items pulled for additional discussion.

Commissioner Cole referenced item CUP-2005-100. In the staff report under Background, he said that the third paragraph didn't make sense. The words "on providing" should be changed to "to provide." Also, on the last page of that staff report, under the Staff Recommendation, the bulleted paragraph was also written such that it didn't make sense. In that paragraph, the word "are" should be changed to "and."

No objections were received from the audience or planning commissioners on any of the remaining items.

**MOTION: (Commissioner Cole) "I move for approval of the Consent Agenda [with the changes as noted]."**

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

#### **IV. FULL HEARING**

##### **PLN-2005-136 DISTRICT MAP -- F 1/2 ROAD**

**A request for approval of a district map for the F 1/2 Road corridor alignment.**

**Petitioner: City of Grand Junction**

**Location: F 1/2 Road between 25 Road and Highway 6 & 50**

Chairman Dibble said that this item had been heard in its entirety in a previous public hearing; however, it was later discovered that a second motion should have been made to consider approval of the actual district map presented during that hearing. Jamie Kreiling said that the motion made had been to recommend that City Council approve the map; however, the Planning Commission had had the authority to make a final recommendation. Since consideration of the actual district map had not been included in the initial motion, and since a second motion to that effect had not been made, said motion was now required. If considered this evening, the Planning Commission could just take judicial notice of the testimony at the hearing already provided without the need for an additional hearing.

**MOTION: (Commissioner Redifer) "Mr. Chairman, on item PLN-2005-136, I move that we adopt the proposed F 1/2 Road District Map."**

Commissioner Pavelka Zarkesh seconded the motion.

A vote was called and the motion passed by a vote of 3-0, with Commissioners Cole and Wall abstaining. Commissioner Cole did not feel he could vote on the issue since he was neither present at the hearing nor had he received a summary of testimony on the item.

When Chairman Dibble asked if a quorum vote would be required for the item, legal counsel indicated that since a quorum of members were present but two of those members opted to abstain, the vote could legally stand.

A vote was called and the motion passed by a vote of 3-0, with Commissioners Wall and Cole abstaining.

Ms. Kreiling later rescinded her earlier advice and said that a quorum vote would actually be required before the vote could stand. Several options for handling the matter were presented and discussed. It was decided that the item should be tabled to the next regularly scheduled public hearing on July 28, 2005.

**MOTION: (Commissioner Cole) "I would so move [to continue the item to the next regularly scheduled public hearing on July 28, 2005]."**

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

**ANX-2005-089 ZONE OF ANNEXATION--MUNKRES-BOYD ANNEXATION**

**(Request for rehearing.)**

**A request to schedule a rehearing of the June 14, 2005 recommendation that the City Council approve zoning 5.76 acres located at 2866 A 3/4 Road to RSF-4 (Residential Single Family, 4 units/acre) zone district.**

**Petitioner: Carol B. Ward**

**Location: 2866 A 3/4 Road**

Chairman Dibble read the rehearing criteria from the Code into the record and explained that if planning commissioners felt that the request met the rehearing criteria, a motion could be made by a majority voting member of the item to rehear it. If such motion were made, the item would then be rescheduled for rehearing. If no motion were made, the original recommendation would stand.

Commissioner Cole said that in looking over the minutes where the item was previously considered, the petitioner had been in attendance and had been given ample opportunity to offer her testimony. In the letter just received from Ms. Ward, she'd brought up several additional points not presented at the hearing. However, he felt it more appropriate for Ms. Ward to present any additional comments at the City Council hearing.

Commissioner Redifer concurred. He'd read over Ms. Ward's letter and could find no new critical information contained therein. He did not feel that the rehearing criteria had been satisfied.

Commissioner Pavelka-Zarkesh agreed.

Chairman Dibble felt that many of the issues that had been brought forth during the previous hearing would be better addressed during site plan review, and he'd made a similar statement for the record during that hearing.

When the motion to rehear was called, no motion was made. As a result, the request to rehear the item was denied.

With no further business to discuss, the public hearing was adjourned at 7:25 p.m.