

GRAND JUNCTION PLANNING COMMISSION
JULY 26, 2005 MINUTES
7:00 p.m. to 7:12 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), Patrick Carlow, Lynn Pavelka-Zarkesh, Bill Pitts, Tom Lowrey, Reginald Wall and Roland Cole.

In attendance, representing the City's Community Development Department, were Bob Blanchard (Community Development Director), Lori Bowers (Senior Planner), and Ronnie Edwards (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 8 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 28, 2005 City/County Joint Planning Commission public hearing.

MOTION: (Commissioner Pitts) "I move for adoption of the minutes from the June 28, 2005 meeting."

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

III. CONSENT AGENDA

Available for consideration were items:

1. ANX-2005-116 (Zone of Annexation--Water's Edge No. 2)
2. RZ-2005-163 (Rezone--Pomona Commons)
3. VR-2005-079 (Vacation of Right-of-Way, VanGundy Simple Subdivision)

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

MOTION: (Commissioner Cole) "Mr. Chairman, I would move [for] approval of the Consent Agenda as presented."

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

IV. FULL HEARING

PLN-2005-136 District Map--F 1/2 Road

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

This item had been heard and decided in a previous public hearing; however, the previous motion had been to forward the item on to City Council with a recommendation of approval. Since final approval of the District Map was within the purview of the Planning Commission, a new motion was required to either approve or deny the District Map. No further citizen testimony would be permitted.

STAFF'S PRESENTATION

Laura Lamberty gave a PowerPoint presentation containing the following slides: 1) overview; 2) aerial photo map; 2) Future Land Use Map; 3) key points of District Map; 4) Existing City and County Zoning Map; 4) F 1/2 Road District Map cross-section, and 5) findings and conclusions. She briefly overviewed the request and referenced a correction contained in planning commissioner packets. The Planning Commission's motion should contain the verbiage, "...adopted per the State Statute..." in lieu of referring the item on to City Council. Approval of the district map was recommended.

QUESTIONS

Chairman Dibble asked for confirmation that the Planning Commission had the final authority to approve the District map, which was given.

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

Commissioner Cole 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 7:12 p.m.