

**GRAND JUNCTION PLANNING COMMISSION
FEBRUARY 25, 2003 MINUTES
7:00 P.M. to 7:10 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 Planning Commission, were Paul Dibble (Chairman), John Evans, Richard Blosser, Bill Pitts, William Putnam, Travis Cox and John Paulson. Roland Cole and John Redifer were absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), Senta Costello (Associate Planner), Ronnie Edwards (Associate Planner), and Scott Peterson (Associate Planner).

Also present was John Shaver (Asst. City Attorney).

Terri Troutner was present to record the minutes.

There were approximately 7 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the January 28, 2003 public hearing.

MOTION: (Commissioner Evans) "Mr. Chairman, I recommend that we approve the minutes as written."

Commissioner Blosser seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0, with Commissioners Cox and Paulson abstaining.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

Available for placement on the Consent Agenda were items ANX-2003-025 (Zone of Annexation--Seriani Annexation), ANX-2003-008 (Zone of Annexation--Hubbartt Annexation), VE-2002-247 (Vacation of Easement for Target Expansion), and FPA-2002-154 (Final Plan Amendment--Plant Room Addition). No objection was expressed by the audience or planning commissioners.

MOTION: (Commissioner Blosser) "Mr. Chairman, I move that we approve the Consent Agenda as presented."

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0. Commissioner Cox abstained from voting due to his involvement with item ANX-2003-025.

IV. FULL HEARING

FP-2002-173 FINAL PLAN--THE LEGENDS, FILING #4 AND 5

A request for approval of an amendment to an approved plan for a Planned Development zone district, to allow for the relocation of an active recreation area (tot lot), Tract G, from Lot 4 of Block 1 in Filing 4 to Lot 1 of Block 3 in recorded Filing 2.

Petitioner: Abell Partners LLC--Ron Abeloe

Location: 281/2 Road at Patterson Road

The petitioner, who had initially received a continuance of this item at the January 28, 2003 Planning Commission public hearing, was again requesting a continuance to the March 25, 2003 public hearing.

DISCUSSION

Commissioner Blosser felt that the petitioner had had ample time to resolve outstanding issues, and he recommended against approval of the current continuance request.

Commissioner Cox sympathized with Commissioner Blosser's comments but thought that granting an additional continuance was reasonable.

MOTION: (Commissioner Blosser) "Mr. Chairman, I make a motion that we approve the request to continue the item until March 25."

Commissioner Pitts seconded the motion. A vote was called and the motion passed by a vote of 5-2, with Commissioners Blosser and Evans opposing.

V. ELECTION OF OFFICERS

Commissioner Blosser nominated Dr. Paul Dibble for the position of Chairman. The nomination was seconded by Commissioner Cox. A vote was called and the nomination was unanimously approved by a vote of 6-0, with Dr. Dibble abstaining.

Commissioner Evans nominated Roland Cole for the position of Vice-Chairman. The nomination was seconded by Commissioner Pitts. A vote was called and the nomination was unanimously approved by a vote of 7-0, with all voting.

With no further business to discuss, the public hearing was adjourned at 7:10 P.M.