

**GRAND JUNCTION PLANNING COMMISSION
JULY 8, 2003 MINUTES
7:00 P.M. to 7:35 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, John Evans, John Redifer, Richard Blosser, William Putnam and Bill Pitts.

In attendance, representing the City's Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), Ronnie Edwards (Associate Planner), Scott Peterson (Associate Planner) and Lisa Cox (Senior Planner).

Also present was John Shaver (Assistant City Attorney).

Terri Troutner was present to record the minutes.

There were approximately 8 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the June 10, 2003 public hearing.

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

Commissioner Evans seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Putnam abstaining.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

Pulled from the agenda were items ANX-2003-116 (Zone of Annexation--Carville Annexation) and PFP-2003-092 (Preliminary/Final Plan--Grand Mesa Center, Revised Plan).

Offered for placement on the Consent Agenda were items PLN-2003-129 (Grand Valley Circulation Plan--Reclassifying B 3/4 Road), CUP-2003-049 (Conditional Use Permit--Broken Spoke Co-Location), CUP-2003-046 (Conditional Use Permit--Verizon Co-Locate on Commercial Drive), VR-2003-098 (Vacation of Right-of-Way, Alley Vacation at 7th Street and Rood Avenue), and ANX-2003-114 (Zone of Annexation--Westgate Free Will Baptist Church). At citizen request, item ANX-2003-114 was pulled from Consent and placed on the Full Hearing Agenda.

MOTION: (Commissioner Blosser) "Mr. Chairman, I make the motion that we approve the Consent Agenda as modified."

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

IV. FULL HEARING

ANX-2003-114 ZONE OF ANNEXATION--WESTGATE FREE WILL BAPTIST CHURCH

A request to establish a zoning of RSF-2 (Residential Single-Family, 2 units/acre) or appropriate zone district on 4.537 acres.

Petitioner: Westgate Free Will Baptist Church

Location: 2155 Broadway

STAFF'S PRESENTATION

Pat Cecil reviewed the request. Mr. Cecil said that the City had purchased the property from Westgate Free Will Baptist Church and intended to construct a fire station on it for service to the Redlands. While either an RSF-2 or RSF-4 zone would be compatible with surrounding zonings, the fire station is publicly owned and as such, staff recommended application of a CSR zone district, which distinguished public property (e.g., parks, schools, etc.) from private uses. The CSR zone district would comply with both Code requirements and Growth Plan recommendations. Mr. Cecil offered a Powerpoint presentation containing the following slides: 1) site location map; 2) aerial photo of the site; 3) Future Land Use Map; and 4) Existing City and County Zoning Map.

QUESTIONS

Commissioner Cole asked if there were any benefits to the CSR zone that were not available with residential zones. Mr. Cecil said that while all three zones were compatible for a fire station, the residential zones would require a Conditional Use Permit for the proposed (fire station) use. Application of the CSR zone district on the subject property was consistent with zoning of other City properties. Bob Blanchard stated that even in public zones, if the building exceeded 80,000 square feet, a Conditional Use Permit would be required.

Commissioner Cole asked if churches were allowed in CSR zones, to which Mr. Cecil replied affirmatively; noting that the Westgate Church intends to move from the site.

Chairman Dibble asked if the fire station would be the only structure on the site; Mr. Cecil responded affirmatively.

Mr. Cecil reiterated that the only issue before the Planning Commission is the zone of annexation. He stated that the site plan for the fire station is not completed and not under current review.

PETITIONER'S PRESENTATION

The Westgate Church offered no testimony on behalf of the request.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Greg Dillon (575 Meadowlark Lane, Grand Junction) expressed concern with the City and its processes. The current request, he said, would impact him and his property greatly, and he felt that City representatives had already made up their minds to approve the request regardless of public input. He stated that he hoped that there would be a process in place by which his concerns could be heard and addressed prior to final approval of any site plan.

QUESTIONS

Chairman Dibble asked staff for confirmation that the only item before the Planning Commission was the zone of annexation, which was given. Mr. Cecil explained that if a CSR zone were applied to the property, comments received from citizens who had attended neighborhood meetings would be incorporated into the site

plan's design. Mr. Cecil said that those folks would be notified when a plan was ready for submission, and once submitted they would have an opportunity for review. He noted that final approval would be administrative; however, citizens retained the right to appeal the administrative decision if not satisfied. Any appeal would come before the Planning Commission for its review and consideration.

Chairman Dibble asked if a site plan currently existed for the fire station? Mr. Cecil replied affirmatively. He reiterated that public comments and concerns would be considered prior to submission of the plan for administrative review.

Commissioner Redifer asked if the appeal process would be available to residents if a residential zone district were applied to the property. Mr. Cecil replied affirmatively, adding that the application of a zone district by the Planning Commission was a recommendation only; City Council retained final approval authority.

Commissioner Cole asked if neighbor concerns would be incorporated prior to submission of a site plan or only after a plan was completed by staff. Mr. Cecil said that the process is "flexible." He explained by saying that comments and concerns received thusfar would be addressed and factored into the initial plan; however, citizens could also submit their comments and concerns through each phase of the review process. Thus, the site plan could conceivably undergo revision. When asked if there were any costs to residents wanting to file an appeal, Mr. Cecil replied negatively.

DISCUSSION

Commissioner Blosser agreed with staff that a CSR zone made more sense than either of the residential zone options. He hoped that citizens would actively participate in the City's processes and is confident that their concerns would be heard and addressed.

Commissioners Cole, Evans and Pitts concurred that the CSR zone was the most appropriate designation for the property.

Chairman Dibble remarked that a fire station was long overdue for the Redlands and would provide that area with a much needed public asset. He agreed that the CSR zone district was the most appropriate zone.

Commissioner Redifer said that while application of a residential zone would elicit additional review by the Planning Commission, he trusted that staff would incorporate comments received from citizens into the site's design. Citizens could always appeal the administrative decision if they felt their concerns hadn't been addressed.

MOTION: (Commissioner Cole) "Mr. Chairman, on item ANX-2003-114, I move that the Planning Commission recommend to the City Council the zoning designation of CSR (Community Services and Recreation) for the Zone of Annexation of the Westgate Free Will Baptist Church Annexation, located at 2155 Broadway, finding that the project is consistent with the Growth Plan, the Persigo Agreement, and section 2.6 of the Zoning and Development Code."

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

Mr. Blanchard said that because the City Council didn't send out notification cards apprising residents of its meetings, he advised Mr. Dillon to contact staff for additional information should he want to make a statement at that Council hearing.

V. GENERAL DISCUSSION

Chairman Dibble noted an upcoming City Council/Planning Commission joint planning workshop scheduled for July 15. He asked planning commissioners to submit to him any discussion items as soon as possible.

With no further business to discuss, the public hearing was adjourned at 7:35 P.M.