

**GRAND JUNCTION PLANNING COMMISSION  
NOVEMBER 12, 2003 MINUTES  
7:03 P.M. to 7:10 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:03 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), John Evans, William Putnam, Bill Pitts, Travis Cox and Roland Cole. Commissioner John Redifer arrived following consideration of the Consent Agenda. Commissioner Richard Blosser was absent.

In attendance, representing the City's Community Development Department, were Kathy Portner (Planning Manager), Pat Cecil (Development Services Supervisor), Lori Bowers (Sr. Planner), Lisa Cox (Sr. Planner).

Also present were John Shaver (Asst. City Attorney) and Rick Dorris (Development Engineer).

Terri Troutner was present to record the minutes.

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

**I. APPROVAL OF MINUTES**

Available for consideration were the minutes from the October 14, 2003 public hearing.

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

Commissioner Evans seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioners Cox and Pitts abstaining.

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

There were no announcements, presentations and/or visitors.

**III. CONSENT AGENDA**

Offered for placement on the Consent Agenda was item FPP-2003-078 (Final Plat/Plan--The Knolls, Filing #6). No objection was raised from the audience, planning commissioners or staff on this item.

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

Commissioner Cole seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

**IV. FULL HEARING**

The following item was continued from the October 28, 2003 public hearing. The Planning Commission deferred consideration of the plat pending a final decision by City Council on the vacation request, which was rendered on November 6, 2003.

**PP-2003-168 PRELIMINARY PLAN--LINDEN AVENUE APARTMENTS**

**A request for approval of a three-lot subdivision on 7.5 acres in an RMF-16 (Residential Multi-Family, 16 units/acre) zone district.**

**Petitioner: Grand Junction Housing Authority, Greg Hancock**

**Location: 276 Linden Avenue**

**PETITIONER'S PRESENTATION**

Jim Langford, representing the petitioner, said that the plat had been discussed in detail at the October 28, 2003 public hearing. With no changes to the plat having been made since that time, he offered no additional testimony. Mr. Langford availed himself for questions.

**STAFF'S PRESENTATION**

Lisa Cox offered a PowerPoint presentation which contained the following slides: 1) site location map; 2) aerial photo map; 3) Future Land Use Map; 4) Existing City Zoning Map; 5) proposed subdivision plat; 6) background of the request; and 7) findings of fact and conclusions. She briefly overviewed the request but agreed that no changes had been made to the plat/plan since the October 28 public hearing. Staff continued to recommend approval of the request.

**PUBLIC COMMENTS**

There were no public comments either for or against the request.

**DISCUSSION**

Commissioner Cole agreed that the proposal had been discussed quite a bit already and was ready to make a motion. No additional comments were voiced from any of the other planning commissioners.

**MOTION: (Commissioner Cole) "Mr. Chairman, on item PP-2003-168, Linden Avenue Apartments Subdivision, request for Preliminary Plan approval for a three-lot subdivision, I move that we approve, with the findings that the request is consistent with the goals and policies of the Growth Plan and applicable sections of the Zoning Code."**

Commissioner Pitts 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 7:10 P.M.