

**MESA COUNTY & GRAND JUNCTION PLANNING COMMISSION
JOINT MEETING
AUGUST 28, 2007 MINUTES
7:00 p.m. to 7:30 p.m.**

The Mesa County & Grand Junction Planning Commission Joint Meeting was called to order at 7:00 p.m. by (Grand Junction) Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, William E. Putnam, Reginald Wall, Thomas Lowrey, and Patrick Carlow (1st alternate). Commissioner Bill Pitts was absent.

In attendance, representing the County Planning Commission, were Mark Bonella (Chair), John Justman (Vice-Chair), Christi Flynn, Terri Binder (Secretary), Thomas Kenyon, Sam Susuras, George Domet (Alternate). Commissioner Michael Gardner was absent.

Representing the Mesa County Planning Department was Linda Dannenberger (Division Director).

Also present, representing the City of Grand Junction, were Jamie Beard (Assistant City Attorney), Lisa Cox (Planning Manager), Dave Thornton (Principle Planner) and Greg Moberg (Planning Services Supervisor).

Lynn Singer was present to record the minutes.

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

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Prior to commencement of the public hearing, Lisa Cox, City of Grand Junction Planning Manager, addressed the Commission and explained that public notice cards had inadvertently not been mailed out for all of the project items listed on the City's Agenda for consideration this evening. Therefore, those project items would have to be continued to future meetings. Ms. Cox further stated that staff is proposing continuance of items 2 through 7 to the September 11, 2007 Planning Commission agenda and, at the applicant's request, item 8 to be continued to the October 9, 2007 Planning Commission agenda.

MOTION: (Commissioner Lowrey) "Mr. Chairman, I move that we continue items 2 through 7 on tonight's agenda to September 11, 2007 and continue item 8 to October 9, 2007."

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

II. PUBLIC HEARING - CLIFTON/FRUITVALE COMMUNITY PLAN

MP1-2007-040 MASTER PLAN MAP AMENDMENT – 537 & 537½ 31½ Road
 Master Plan map amendment located within the Joint Urban Planning Area, changing the land use designation on two parcels from residential and commercial to commercial.
PETITIONER: City of Grand Junction
LOCATION: 537 & 537½ 31½ Road
STAFF: Dave Thornton – City of Grand Junction
STAFF: Linda Dannenberger – Mesa County

STAFF PRESENTATION

Linda Dannenberger, (Mesa County) Planning Director gave a PowerPoint presentation regarding the request to amend the Master Plan on property located on 31½ Road. She entered into the record the following: File 2007-040-MP1, Mesa County Land Development Code, Mesa County Master Plan and the project reports. The request is to change the designation on the Future Land Use Map from Residential Medium to Commercial. Ms. Dannenberger stated the property was recently excluded from the Persigo District and included in the Clifton Sanitation District. She further pointed out that the properties to the east that are south of the Business Loop are designated as Commercial. There are varying land uses to the north of the subject property. The north boundary of the property is railroad right-of-way as well as highway right-of-way. Linda also pointed out that the entire property from 31½ west is presently vacant. She also stated that the County zoning map shows the entire property as being zoned PUD and on the City zoning map, the property immediately adjacent to the west is R-4 and north of the Business Loop is C-1 zoning (Light Commercial). Ms. Dannenberger next set forth the criteria in the County Land Development Code to allow for an amendment. First, she stated that staff believes an error was made in the original Master Plan. She further stated that the subject property was never rezoned from Planned Commercial. Next, Ms. Dannenberger stated that the majority of the surrounding properties have either been rezoned or developed in accordance with the original zoning. Also, she stated that staff finds the request consistent with the goals and policies of the Master Plan and believes that the commercial designation is more suited to the lay of the land as well as the surrounding area. According to Ms. Dannenberger, the commercial designation, with proper site design, provides a good buffer for the residential development to the south.

PETITIONER’S PRESENTATION

Janet Carter appeared on behalf of applicant.

QUESTIONS

(Mesa County) Commissioner Kenyon asked if the railroad right-of-way would be addressed in the future. Ms. Carter stated that the right-of-way will remain because it is an easement for the railroad.

MOTION: (Commissioner Kenyon): “Mr. Chairman, I would put forth a motion to approve the recommendation, subject to staff comments and review comments, project 2007-040-MP1, 537½ 31½ Road Master Plan Amendment to adopt the current zoning appropriately from Residential/Medium to Commercial.”

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

Chairman Dibble asked for clarification of staff if this would be a recommendation to City Council from the Planning Commission. Lisa Cox, Planning Manager, confirmed that this would be a finalization rather than a recommendation.

MOTION: (Commissioner Cole) “Mr. Chairman, I move for approval of project 2007-040-MP1, 537½ 31½ Road.”

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

The joint public hearing was adjourned at 7:24 p.m.

The Planning Commission hearing was called to order at 7:25 p.m. by Chairman Paul Dibble.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, Bill Pitts, William Putnam, Reggie Wall, Tom Lowrey, Patrick Carlow (1st alternate) and Ken Sublett (2nd alternate).

III. GENERAL DISCUSSION/OTHER BUSINESS

Chairman Dibble explained that the Planning Commissioners wanted to discuss a recommendation to change the meeting time of regularly scheduled Commission times from 7:00 p.m. to 6:00 p.m. Planning Commissioners Bill Pitts and Ken Sublett also joined the discussion. Jamie Beard advised that because the meeting time is a part of the bylaws which are approved by City Council, this recommendation would be taken forward for City Council to approve the proposed modification to the bylaws. There was discussion regarding when the change, if approved, would become effective.

Commissioner Sublett recommended an effective date of January 1, 2008. Greg Moberg, Planning Services Supervisor, stated that a potential problem with changing

the meeting time sooner than the first of the year are the existing calendars that the City distributes to citizens and items that are already scheduled for upcoming Planning Commission meetings. In order to alleviate any confusion, Mr. Moberg agreed with Commissioner Sublett that the effective date should be January 1, 2008.

MOTION: (Commissioner Lowrey) “Mr. Chairman, I move that we request City Council to change the City Planning Commission bylaws so that as of January 1, 2008 we may begin our meetings at six o’clock p.m. instead of seven o’clock p.m.”

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 9-0, including Commissioners’ Pitts, Carlow and Sublett.

With no objection and no further business, the public hearing was adjourned at 7:30 p.m.