

**GRAND JUNCTION PLANNING COMMISSION
SEPTEMBER 24, 2002 MINUTES
7:07 P.M. to 7:30 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:07 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, Roland Cole, Bill Pitts, Richard Blosser and John Redifer. William Putnam, John Paulson (1st Alternate) and Travis Cox (2nd Alternate) were absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Services Director), Pat Cecil (Development Services Supervisor) and Lisa Gerstenberger (Senior Planner).

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

Terri Troutner was present to record the minutes.

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

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the August 13, 2002 public hearing.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move we approve the minutes from the August 13 meeting."

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Item ANX-2002-157 was pulled from the agenda.

III. CONSENT AGENDA

Available for Consent Agenda consideration were items ANX-2002-138 (DM South Zone of Annexation/Simple Subdivision); ANX-2002-153 (Summit View Meadows Zone of Annexation); and ANX-2002-171 (Iles Zone of Annexation).

Due to the misrepresentation of Consent item ANX-2002-153 as an RMF-5 instead of an RMF-8 zone district, the petitioner's representative asked that this item be continued to the next meeting.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move that we continue item and ANX-2002-153 until the next meeting."

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

At citizen request, item ANX-2002-171 was pulled from Consent and placed on the Full Hearing agenda.

MOTION: (Commissioner Cole) “Mr. Chairman, I move for approval of the Consent Agenda, as amended [consideration of item ANX-2002-138 only].”

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

V. IV. FULL HEARING

A brief discussion ensued over the continuance of item VAR-2002-128. John Shaver felt that there was a good chance this variance issue would be resolved without the need for a rehearing; however, to proceed with a formal motion for continuance would be consistent with established protocol.

MOTION: (Commissioner Blosser) “Mr. Chairman, I move that we continue VAR-2002-128 to the next hearing date.”

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

ANX-2002-171 ILES ZONE OF ANNEXATION

A request for approval of a Zone of Annexation of the Iles Annexation to Residential Multi-Family-5 (RMF-5) for 5.854 acres.

Petitioner: Katherine L. and John A. Iles

Location: 3080 D ½ Road

PETITIONER’S PRESENTATION

John Iles, petitioner, noted the location of his property on an overhead annexation map and availed himself for questions.

STAFF’S PRESENTATION

Lisa Gerstenberger overviewed the request and said that the property would receive the same zoning (RMF-5) in the City as it currently had in the County. Staff determined that the Zone of Annexation was consistent with Growth Plan recommendations and complied with Code criteria. While the petitioners intended to further develop the property, no Preliminary Plan had yet been submitted. Thus, only the Zone of Annexation was being considered.

QUESTIONS

Commissioner Evans asked if the property directly to the west was still situated within County jurisdiction. Ms. Gerstenberger said that that property had recently been annexed into the City as well. Its zoning was also RMF-5.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Ginger Fishback (3072 Allegre Court, Grand Junction) expressed opposition to the annexation occurring in the area. She thought her property would also be affected.

Bob Blanchard explained that the City Council determined property annexations, and he invited Ms. Fishback to attend the next City Council meeting if she so chose. Only the property’s zoning was under current consideration.

PETITIONER'S REBUTTAL

Mr. Iles reiterated that the RMF-5 zone met Growth Plan and Code criteria. He added that the annexation of his property would only affect his lot, not Ms. Fishback's.

DISCUSSION

Commissioner Blosser acknowledged that applying a Zone of Annexation was a consideration separate of the annexation itself. Since the request complied with Growth Plan and Code criteria, he expressed support for approval.

Commissioners Cole, Pitts, Evans and Redifer concurred.

MOTION: (Commissioner Cole) "Mr. Chairman, on item ANX-2002-171, Iles Annexation, a request to rezone to an RMF-5 zone district, I move that we forward the request to City Council with the recommendation to approve, with the findings that the request is consistent with the goals and policies of the Growth Plan and section 2.6.A of the Zoning and Development Code."

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

With no further business to discuss, the public hearing was adjourned at 7:30 P.M.