

**GRAND JUNCTION PLANNING COMMISSION
SPECIAL MEETING
September 26, 2013 MINUTES
5:59 p.m. to 6:03 p.m.**

The special meeting of the Planning Commission was called to order at 5:59 p.m. by Vice-Chairman Eslami. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Steve Tolle and Reginald Wall. Chairman Reece and Commissioner Wade were absent.

In attendance, representing the City's Administration Department – Planning Division, was Dave Thornton (Planning and Development Supervisor). Greg Moberg was present from the Economic Development and Sustainability Division.

Also present was Jamie Beard (Assistant City Attorney).

Darcy Austin was present to record the minutes.

There were three citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

Dave Thornton, Planning and Development Supervisor, introduced Darcy Austin who will be present during Planning Commission meetings to record the minutes.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

Vice-Chairman Eslami asked if there was a motion to move the public hearing item to the Consent Agenda.

MOTION: (Commissioner Couch) “Mr. Chairman, I make a motion that we move the CUP scheduled for this evening to the consent agenda.”

Commissioner Wall seconded the motion. A vote was called and the motion passed unanimously by a vote of 5 - 0.

Vice-Chairman Eslami asked staff why Community Hospital needed to have their request heard at a special Planning Commission meeting rather than waiting for the next regular meeting in ten days.

Greg Moberg stated that Community Hospital needed to get this (approval) taken care of so there was no question that they could build to the square footage that they proposed and wanted to make sure everything was taken care of before their bonds were sold. He noted that the hospital's bonds were for sale, or would be shortly, and that they wanted to ensure that they had approval before the bonds went on sale.

Vice-Chairman Eslami asked if there was any other business. Commissioner Couch mentioned the minutes, but then noted that none were available.

Vice-Chairman Eslami asked if there were any other business, questions or comments. Jamie Beard, Assistant City Attorney, noted that the public hearing item had been moved to the Consent Agenda but asked if the Commission had voted for purposes of approving the requested CUP. Vice-Chairman Eslami then asked for a motion to approve.

MOTION: (Commissioner Couch) "Mr. Chairman, I make a motion that we approve the Conditional Use request made by the applicant."

Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 5 - 0.

Public Hearing Items

2. Community Hospital CUP – Conditional Use Permit

Consider a request for a Conditional Use Permit to allow a building greater than 200,000 square feet on 29.9 acres in a BP (Business Park Mixed Use) zone district.

FILE #: CUP-2013-404
APPLICANT: Bob Owens - Boulder Associates, Inc.
LOCATION: 2351 G Road
STAFF: Greg Moberg

MOTION: Moved to the Consent Agenda

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the special Planning Commission meeting was adjourned at 6:03 p.m.