

**GRAND JUNCTION PLANNING COMMISSION
SEPTEMBER 8, 2009 MINUTES
6:00 p.m. to 6:06 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), William Putnam (Vice-Chairman), Lynn Pavelka-Zarkesh, Ebe Eslami, Reggie Wall, Mark Abbott and Richard Schoenrad (Alternate). Commissioner Patrick Carlow was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Lisa Cox (Planning Manager), Judith Rice (Associate Planner), and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 12 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Cole announced that due to a lack of agenda items, the Planning Commission's September 22nd meeting had been canceled. He then announced that item number 3, regarding the Jacobson's Pond Subdivision Extension, had been pulled and would not be considered this evening.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the July 28, 2009 Regular Meeting.

2. Moir Growth Plan Amendment – Growth Plan Amendment

Request a recommendation of approval to City Council to approve an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to allow a right-in/right-out access onto the south side of Riverside Parkway about 300' west of 29 Road.

FILE #: GPA-2009-169
PETITIONER: Rick Dorris – City of Grand Junction
LOCATION: 399 29 Road and 2895 Riverside Parkway
STAFF: Rick Dorris

3. Jacobson’s Pond Subdivision Extension – Preliminary Subdivision Plan

Request approval of the extension of the Preliminary Subdivision Plan to develop 96 single family units on 37.61 acres in a RSF-4 (Residential Single Family-4 units/acre) zone district.

FILE #: PP-2006-262
PETITIONER: Merlin Widick – Village Homes of Colorado, Inc.
LOCATION: Southeast Corner of 26 Road and I-70
STAFF: Lori Bowers

4. RQ Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 20.02 acres from County RMF-R (Residential Rural) and AFT (Agriculture, forestry and Traditional) to a City R-8 (Residential 8 du/ac) zone district and a CSR (Community Services and Recreation) zone district.

FILE #: ANX-2009-144
PETITIONER: Michael Queally – River Trail Investment, LLC
LOCATION: 3131 D Road
STAFF: Judith Rice

5. Taylor III Rezone - Rezone

Request a recommendation of approval to City Council to rezone a 0.07 acre portion of a 1.63 acre property from a PD (Planned Development) zone district to a City R-5 (Residential 5 du/ac) zone district.

FILE #: RZ-2008-293
PETITIONER: Marion Jacobson
LOCATION: 2711 G Road
STAFF: Judith Rice

6. Martin 2 Storage Yard – Conditional Use Permit

Request approval of the Conditional Use Permit to allow the use of an existing building as a business residence on 1.54 acres in an I-1 (Light Industrial) zone district.

FILE #: CUP-2009-087
PETITIONER: Russ Martin
LOCATION: 2105 H Road
STAFF: Judith Rice

7. Coloramo Orchard Mesa Drive-Through – Conditional Use Permit

Request approval of the Conditional Use Permit to allow an office with drive-through on 0.60 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2009-050

PETITIONER: Sheila Waling – Coloramo Federal Credit Union
LOCATION: 2706 Highway 50
STAFF: Judith Rice

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items.

MOTION: (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda.”

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

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:06 p.m.