

**GRAND JUNCTION PLANNING COMMISSION
SEPTEMBER 9, 2008 MINUTES
6:00 p.m. to 6:05 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), Dr. Paul A. Dibble, Lynn Pavelka-Zarkesh, William Putnam, Patrick Carlow (1st alternate) and Ken Sublett (2nd alternate). Tom Lowrey (Vice-Chairman), Bill Pitts and Reggie Wall were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), David Thornton, (Principal Planner), Brian Rusche (Senior Planner), Lori Bowers (Senior Planner), Senta Costello (Senior Planner), Judith Rice (Associate Planner), Ronnie Edwards (Associate Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

Citizen Kent Harbert was present during the course of the hearing.

Call to Order

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the August 12, 2008 Regular Meetings.

2. Rimrock Business Park Subdivision – Preliminary Subdivision Plan

Request approval of a Preliminary Subdivision Plan to develop 10 lots on 9.44 acres in a C-1 (Light Commercial) zone district.

FILE #: PP-2008-072

PETITIONER: Kent Harbert – Harbert Investment Co.

LOCATION: West side of 25 1/2 Road south of Rimrock Marketplace
(Walmart)

STAFF: Dave Thornton, Principal Planner

Public Hearing Items

3. Proposed Text Amendments – Zoning and Development Code

Request a recommendation of approval to City Council on a proposed ordinance amending Chapters 2 and 3 of the Zoning and Development Code to extend the validity of administrative and public hearing development approvals, and to make certain uses in the B-2 (Downtown Business) and MU (Mixed Use) zone districts uses by right.

FILE #: TAC-2008-240
PETITIONER: City of Grand Junction
STAFF: Lisa Cox, Planning Manager

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. There were no objections by the Commission to placing item number 3 on the Consent Agenda. Lisa Cox, Planning Manager, clarified that the proposed ordinance would also include an amendment to section 2.8.C.4.d, Form of Final Action. She stated that that amendment would be to amend that section of the Code to also extend the validity. Ms. Cox also concurred with adding item number 3 to the Consent Agenda. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION: (Commissioner Putnam) “Mr. Chairman, I move approval of the Consent Agenda as presented and amended with item 3 being put on it.”

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

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 6:05 p.m.