

**GRAND JUNCTION PLANNING COMMISSION
SEPTEMBER 23, 2008 MINUTES
6:00 p.m. to 6:10 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), Tom Lowrey (Vice-Chairman), Dr. Paul A. Dibble, Reggie Wall, Lynn Pavelka-Zarkesh, Bill Pitts and Patrick Carlow (1st alternate). Commissioner William Putnam was 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), Senta Costello (Senior Planner), 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 Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the August 26, 2008 Regular Meeting.

2. Hermosa Rezone – Rezone

Request a recommendation of approval to City Council to rezone .24 acres from an R-8 (Residential 8 du/ac) to an RO (Residential Office) zone district.

FILE #: RZ-2008-216

PETITIONER: Mary Moore

LOCATION: 1211 Hermosa Avenue

STAFF: Judith Rice, Associate Planner

3. Tall Pines Investments – Growth Plan Amendment

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use Designation on 10.44 acres from Residential Medium (4-8 du/ac) to Residential High (12+ du/ac) designation.

FILE #: GPA-2008-199

PETITIONER: Dave McDonald – Tall Pines Investments, LLC

LOCATION: 2101 Patterson Road
STAFF: Senta Costello, Senior Planner

4. Lusk Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 8.535 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-E (Residential Estate 2 ac/du) zone district.

FILE #: ANX-2007-368
PETITIONER: Sierra Lusk
LOCATION: 2105 S Broadway
STAFF: David Thornton, Principal Planner

5. Mesa View Elementary School Annex – Growth Plan Amendment

Request a recommendation of approval to City Council to zone 9.497 acres to R-4 (Residential 4 du/ac) and 9.991 acres to CSR (Community Services and Recreation) zone district.

FILE #: GPA-2008-206
PETITIONER: Melissa De Vita – Mesa County Valley School District 51
LOCATION: 2967 B Road
STAFF: Brian Rusche, Senior Planner

6. Proposed Text Amendments – Text Amendments-Code

Request a recommendation of approval to City Council on a proposed ordinance amending the Zoning and Development Code to add a development approval for a Minor Exemption Subdivision.

FILE #: TAC-2008-279
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Jamie Beard, Assistant City Attorney/ 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. Jamie Beard, Assistant City Attorney, advised that certain corrections were made to the ordinance which was included in the staff report. More specifically, it did not show correctly all of the strikethroughs and one change was made to section 2.2.E.6.c, part of the approval criteria, whereby the words “and less than 35 acres” were eliminated. A corrected copy of the ordinance was provided to the Commission. Steve Voytilla asked if City zoning RE, Residential Estate, was a new zoning designation regarding item 4, the Lusk Annexation. Dave Thornton, Public Works and Planning Department, stated that the Estate zone district was recently changed to Residential Estate, 2 to 5 acre lot sizes. Regarding the Hermosa Rezone, Mike Schoenbeck advised that Ms. Moore is no longer the owner/petitioner as noted on the agenda but rather Amy Brucker. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION: (Commissioner Pitts) “Mr. Chairman, I move for approval of the Consent Agenda as items 1 through 6 as presented and clarified.”

Commissioner Dibble seconded the motion. A vote was called. Commissioner Pavelka-Zarkesh asked to abstain from the minutes. Chairman Cole stated that it was not necessary. The motion passed unanimously by a vote of 7 - 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 6:10 p.m.