

**GRAND JUNCTION PLANNING COMMISSION  
DECEMBER 9, 2008 MINUTES  
6:00 p.m. to 6:11 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, Reggie Wall, Lynn Pavelka-Zarkesh, Pat Carlow, Mark Abbott, and Ebe Eslami.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Ronnie Edwards (Associate Planner), Scott Peterson (Senior Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 8 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 November 10, 2008 Regular Meeting.

**2. Proposed Text Amendments – Zoning and Development Code – Continued from November 25, 2008 Planning Commission Hearing**

Request a recommendation of approval to City Council on a proposed ordinance amending Chapters 2 and 3 of the Zoning and Development Code to revise and update the standards for nonconforming uses, sites and structures, and the B-2 (Downtown Business) zone district.

**FILE #:** TAC-2008-314  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox, Planning Manager

**3. Ute Water Subdivision – Preliminary Subdivision Plan**

Request approval of the Preliminary Subdivision Plan to develop 3 lots on 48 acres in an I-1 (Light Industrial) zone district.

**FILE #:** PP-2008-149  
**PETITIONER:** Ed Tolen – Ute Water Conservancy District  
**LOCATION:** 823, 825 22 Road  
**STAFF:** Ronnie Edwards, Associate Planner

**4. St. Mary’s Rose Hill Hospitality – Growth Plan Amendment & Rezone**

Request a recommendation of approval to City Council of a Growth Plan Amendment from Residential Medium (4 - 8 du/ac) to Commercial and request a recommendation of approval to City Council to rezone .80 +/- acres to a PD (Planned Development) zone district.

**FILE #:** RZ-2008-227  
**PETITIONER:** Keith Estridge – St. Mary's Hospital & Medical Center  
**LOCATION:** 609 26 1/2 Road  
**STAFF:** Scott Peterson, Senior Planner

**5. Crystal Brooke Subdivision – Preliminary Subdivision Plan**

Request approval to develop 26 single family lots on 7.77 acres in an R-4 (Residential 4 du/ac) zone district.

**FILE #:** PFP-2007-030  
**PETITIONER:** Rochelle Larson – Rochelle Larson Living Trust  
**LOCATION:** 2919 B 1/2 Road  
**STAFF:** Greg Moberg, Planning Services Supervisor

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, made a clarification regarding item 2 and provided the Commission with a new proposed ordinance regarding the text amendments. She stated that some changes had been made for clarification purposes. Scott Peterson entered into the record the revised staff report for the St. Mary’s Rose Hill Hospitality House which addressed the Outline Development Plan review criteria and approve the requirements of creating a new Planned Development zoning district. He said that since the applicant had an approved Master Plan 2005 adopted by the City Council in 2006 that included this property, the same review criteria for the ODP applied. The proposed ordinance for the rezoning of the property to PD would amend the original Master Plan 2005 Ordinance No. 3992 to include this property. The ODP review criteria utilized in the Master Plan and, therefore, the proposed Rose Hill Hospitality House expansion was in compliance with all applicable review criteria and applicant requested that the property be rezoned to Planned Development. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

**MOTION:** (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda with the corrections that have been made.”

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

**General Discussion/Other Business**

**Election of Officers:**

Commissioner Carlow nominated Chairman Cole for re-election as Chairman of the Planning Commission. Commissioner Putnam seconded the nomination. A vote was called and Chairman Cole was re-elected Chairman.

Commissioner Carlow nominated Commissioner Putnam to serve as Vice-Chairman of the Planning Commission. Commissioner Eslami seconded the nomination. A vote was called and Commissioner Putnam was elected Vice-Chairman.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:11 p.m.