

**GRAND JUNCTION PLANNING COMMISSION**  
**September 22, 2015 MINUTES**  
**6:00 p.m. to 6:07 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. 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 Jon Buschhorn, Kathy Deppe, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Scott Peterson (Senior Planner) and Brian Rusche (Senior Planner).

Also present were Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 9 citizens in attendance during the hearing.

**Announcements, Presentations And/or Visitors**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the September 8, 2015 Planning Commission Meeting.*

**2. Grand Villa Memory Care Addition [File # SPN-2015-338]**

Request to construct a 22,840 sf addition to an existing assisted living facility on 2.85 acres in an R-16 (Residential 16 du/ac) zone district.

*Action: Approval of the Project*

Applicant: BSLC II – Bryan Beamer dba Bethesda Senior Living Communities,  
Owner

Scott Sorensen, PE, Austin Civil Group, Representative

Location: 2680 N. 15<sup>th</sup> Street

Staff presentation: Brian Rusche, Senior Planner

**3. Morse Zone of Annexation [ANX-2015-343]**

Request to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

*Action: Recommendation to City Council*

Applicant: Timothy L. and Christina S. Morse  
William L. Morse Trust

Location: 2997 B ½ Road  
215, 227, 229 30 Road

Staff presentation: Brian Rusche, Senior Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. Chairman Reece made clear that if anyone would like to speak about one of the Consent Agenda projects, they would need to pull the item off the Consent Agenda for a full hearing.

**MOTION: (Commissioner Buschhorn) “I move that we move the public hearing item number 4, the Park Mesa Subdivision Outline Development Plan (PLD-2015-400) to the Consent Agenda.”**

Chairman Reece briefly explained the public hearing item listed and asked if there was anyone from the Public that would like to have a public hearing on the item. With no requests from the public, Chairman Reece called for a second to the motion to move the Park Mesa Subdivision Outline Development Plan to the Consent Agenda.

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

With no further amendments to the Consent Agenda, Chairman Reece called for a motion to approve the revised Consent Agenda.

**MOTION: (Commissioner Wade) “I move that we approve the items on the Consent Agenda as presented.”**

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

**\*\*\*INDIVIDUAL CONSIDERATION\*\*\***

**4. Park Mesa Subdivision Outline Development Plan [PLD-2015-400]**

Request for an Outline Development Plan and a PD (Planned Development) Ordinance with a default zone of R-2 (Residential – 2 du/ac) zone district.

*Action: Recommendation to City Council*

Applicant: Ken Scissors, Owner  
Location: 323 Little Park Road  
Staff Presentation: Scott Peterson, Senior Planner

**5. Nonscheduled Citizens and/or Visitors**

None

**6. Other Business**

Greg Moberg, Development Services Manager, reminded the Commission that there will a meeting of the Planning Commission on October 13th therefore there will be a workshop for that meeting on October 8. Mr. Moberg explained that there will be a joint workshop on October 14<sup>th</sup> at 6:00 PM at the Mesa County Offices for the City-Scape presentation.

**7. Adjournment**

The Planning Commission meeting was adjourned at 6:07 p.m.