Chairman Justman called to order a scheduled hearing of the Mesa County Planning Commission at 7:01 p.m. Chairman Justman led the Pledge of Allegiance. The hearing was held in the Public Hearing Room, Mesa County Administration Building, 544 Rood Avenue, Grand Junction, Colorado.

In attendance representing the Mesa County Planning Commission, were: Chairman John Justman, Vice Chair Mark Bonella, Thomas Kenyon, Gregory Robson and Phillip Jones.

In attendance, representing the Mesa County Department of Planning and Economic Development, were: Kurt Larsen, Christie Barton, and Linda Dannenberger, Chy Arnett was present to record the minutes.

There were 4 citizens present throughout the hearing.

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**APPROVAL OF MINUTES**
June 26, 2008

**Motion:** Commissioner Kenyon

**Second:** Commissioner Jones

**Motion Approved 5-0**

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**CONTINUED ITEMS**

2008-275 CUP1 MVS COMPRESSOR STATION CONDITIONAL USE PERMIT

Property Owner(s): Gregory W. Losa

Representative(s): Gary Collipp

Location: 69861 E. Hwy 330 (3 parcels) Collbran 81624 (Harrison Crk Rd. & HWY 330)

Zoning: AFT

Planner: Randall Thompson, 244-1744, Randall.Thompson@mesacounty.us

Request: To locate up to 8 compressors on a 6.5-acre parcel along with storage tanks for liquids pending removal by truck.

**Staff Recommendation:** Approval with Conditions

Mesa County Planning Commissioners Hearing Date: 7/24/08

Board of County Commissioners Hearing Date: 08/12/08

**Motion:** Commissioner Bonella moved that item 2008-275 CUP1 MVS COMPRESSOR STATION CONDITIONAL USE PERMIT to be continued until 7/24/08.
Second: Commissioner Jones
Motion Approved 5-0

CONSENT ITEMS
Chairman Justman polled the audience to see if there were any members in the audience who had any objections to the following:

**2008-270 RZ1 GOLDEN RANCH ESTATES REZONE**
Property Owner(s): Golden Ranch Estates LLC
Representative(s): Kim Kerk, Blue Star Industries, LLC
Location: 1216 18 ½ Rd, Fruita 81521 (18 ½ & L Rds)
Zoning: AFT
Planner: Christie Barton, 255-7191, Christie.Barton@mesacounty.us
Request: Rezone approximately 20 acres from AFT to URR
**Staff Recommendation: Approval**
Alice and Mike Rapasardi had some questions about this rezone. After a short discussion their questions were answered and they had no objections to leaving item #2008-270 RZ1 on the consent agenda.

Chairman Justman then polled the audience to see if there were any members in the audience who objected to the following item:

**2008-267 RZ1 REICKS VISTA REZONE**
Property Owner(s): Joyce Reicks
Location: 707 Reeder Mesa Rd, Whitewater 81527 (Reeder Mesa & Callow Creek Rds)
Zoning: AFT
Planner: Linda Dannenberger, 970-244-1771, Linda.Dannenberger@mesacounty.us
Request: to rezone 9.75 acres +/- from AFT to RSF1
**Staff Recommendation: Approval**

Motion: Commissioner Bonella moved that item 2008-270 RZ1 GOLDEN RANCH ESTATES REZONE and Item 2008-267 RZ1 REICKS VISTA REZONE be approved with staff and review agency comments.
Second: Commissioner Kenyon
Motion Approved 5-0

HEARING ITEMS
NONE

Discussion:
Commissioner Bonella wondered why are individual rezones taking place for URR, He thought that the county was going to have a bulk rezone so that we didn’t have to have individual rezones come through. Ms. Dannenberger stated that we have had to put the bulk rezones on the back burner due to other more pressing things that have come up. Commissioner Bonella asked if they were at least being streamlined, he didn’t know that
by approving the URR zone that we would have to start having neighborhood meetings for rezones. Ms. Dannenberger stated that only concept plans have to have the neighborhood meetings. Mr. Larsen went over next weeks meetings schedule to alert the Commissioners what is coming up.

Motion To Adjourn Commissioner Kenyon
Second Commissioner Bonella
Motion Approved 5-0

Hearing adjourned at 7:20 p.m.

Respectfully Submitted,

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Christi Flynn, Secretary