

GRAND JUNCTION PLANNING COMMISSION
Public Hearing February 4 , 1992
7:29 p.m. - 7:57 p.m.

The public hearing was called to order by Chairman Ron Halsey at 7:29 p.m. in the City County Auditorium.

In attendance, representing the City Planning Commission, were Chairman Ron Halsey, Jim Anderson, Sheilah Renberger, John Elmer, Tom Volkmann and Scott Brown.

Commissioner Craig Roberts was absent.

In attendance, representing the City Community Development Department, were Bennett Boeschenstein, Director; Kathy Portner, Senior Planner; and Karl Metzner, Senior Planner.

John Shaver, Assistant City Attorney, and Dave Thornton, Planner I, were also present.

Judy Morehouse, of KLB Secretarial Services, was present to record the minutes.

There were nine interested citizens present during the course of the meeting.

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I. CALL TO ORDER

II. APPROVAL OF MINUTES

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE JANUARY 7, 1992 MEETING."

The motion was seconded by Commissioner Renberger.

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

III. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRE-SCHEDULED VISITORS

Chairman Halsey welcomed Tom Volkmann and Scott Brown, the newest members to the City Planning Commission .

IV. GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING ITEMS

1. #1-92 REPLAT OF INDEPENDENCE CENTER SUBDIVISION AND R.O.W. VACATION

A request to replat the Independence Center Subdivision and to vacate a portion of the R.O.W. for Faith Street.

PETITIONER: Wal-Mart Stores, Inc. (Sam's Club)

REPRESENTATIVE: Steven E. Wilson, Colorado Land Consultants

LOCATION: Independent Avenue and Highway 6 & 50

PETITIONER'S PRESENTATION

Mr. Wilson was present on behalf of the Wal-Mart Stores, Inc. Mr. Wilson requested approval of a replat of Independent Avenue and a vacation of a portion of the right-of-way.

The intent of this request is to divide the 24 acre parcel into three separate lots; one for the Sam's Club building itself, and two smaller outlots of approximately .85 acres and 3 acres. The small portion of right-of-way that is requested to be vacated is located east of Faith Street at the end of the cul-de-sac.

Mr. Wilson stated he had reviewed the staff report and all comments can be addressed. A concern was noted in regard to an easement to serve lot two and lot three so that they have access from 25 1/2 Road. This access will be granted by the Petitioner.

STAFF PRESENTATION

Mr. Metzner, Senior Planner with the City Community Development Department, was present to explain the plan and the accompanying map. The request is for a replat to add Lot 3 and Lot 2. Easements, street improvements, etc. were all dealt with in original request and will stand as is.

Because of the close proximity of Faith Street and Independent Avenue a common easement is needed.

Mr. Metzner also explained that the portion of Faith Street right-of-way to be vacated was not needed as it was only used for the Westward Ho Mobile Home Park which no longer exists. Improvements for Faith Street will be done as part of the approval of the one lot subdivision.

The City Engineer requested detailed plans for the required improvements dated December 2, 1991. The signalization details are being worked out for Independent Avenue, Faith Street &

Highway 6 & 50.

Mr. Metzner concluded by stating that all of the Review Agency Summary Sheet Comments have been satisfactorily addressed.

PUBLIC COMMENT

There was no public comment either for or against this item.

QUESTIONS

Commissioner Renberger asked Mr. Metzner about the access area which will be used for loading; will there be residential impacts such as that which exists near Albertson's?

Mr. Metzner explained the only residential use currently is a mobile home park on the east side of 25 1/2 Road which is zoned heavy commercial.

Chairman Halsey asked about the vacation area at the end of the cul-de-sac; are there any future plans for this right-of-way to continue on?

Mr. Metzner explained that if Sam's Club is approved as a single user for this parcel, there would be no reason to extend that street to the east.

Commissioner Elmer asked what the current code requirement is for the length of cul-de-sacs?

Mr. Metzner responded that it is now 800 feet.

Commissioner Elmer asked if the sewer was accepted into the City or would it remain private?

Mr. Metzner explained it would remain private unless someone upgrades it to City specifications. Sam's or the current property owner would pay for the maintenance. Lot three has a separate access to the sewer, and a special agreement would have to be entered if they were to be combined. This information is noted on the plat.

MOTION (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #1-92, A REQUEST TO REPLAT THE INDEPENDENCE CENTER SUBDIVISION, I MOVE THAT WE APPROVE THIS SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS."

The motion was seconded by Commissioner Renberger.

A vote was called, and the motion passed unanimously by a vote of

6-0.

MOTION (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #1-92, A REQUEST TO VACATE A RIGHT-OF-WAY, I MOVE THAT WE RECOMMEND APPROVAL SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS."

The motion was seconded by Commissioner Renberger.

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

2. **#2-92 REPLAT OF A PORTION OF THE FALLS, FILING 3 SUBDIVISION, R.O.W. VACATION OF GRAND FALLS COURT & AN OUTLINE DEVELOPMENT PLAN**
A request to replat lots 12 & 14, Block 2, Filing 3, and a request to vacate a portion of Grand Falls Court and a revised Outline Development Plan for lots 11,12,14, & 15, Block 2, Filing 3, The Falls.
PETITIONER: John A. Siegfried
LOCATION: Southeast of F Road and 28 1/4 Road

The petitioner requested that this item be tabled so that the remaining issues could be worked out.

MOTION (COMMISSIONER ANDERSON) "MR. CHAIRMAN, I MOVE THAT ITEM #2-92 BE TABLED UNTIL THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING."

The motion was seconded by Commissioner Renberger.

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

VII. GENERAL DISCUSSION

Chairman Halsey introduced a resolution on behalf of the Grand Junction Planning Commission approving the Colorado West Industrial Park Study (Northwest Plan) as an element of the Master Plan of the City of Grand Junction.

WHEREAS, it is the duty of the Planning Commission of Grand Junction, Colorado to adopt a Master Plan pursuant to 31-23-206 C.R.S. et. seg. and

WHEREAS, the Planning Commission is allowed to adopt such a Master Plan in successive parts dealing with major geographic sections of the City, and it appears that the

northwest area of Grand Junction bounded on the east by 26 Road, on the north by G 3/4 Road, on the west by 21 Road and on the south by the Colorado River is such a geographical section; and

WHEREAS, on January 7, 1992 the Planning Commission after a Public Hearing about which notice had been given by one publication in a newspaper of general circulation, adopted this plan by unanimous action; and

WHEREAS, public meetings were held on December 1, 1991 on November 2, 1991, and March 13, 1991 to discuss the plan and the City's annexation plans; and

WHEREAS, an attested copy of the Northwest Plan consisting of a document of 26 pages and two maps is hereby attested to the City Council;

THEREFORE BE IT RESOLVED, THAT

The "Colorado West Industrial Park -- A Land Use and Transportation Study," prepared for the Metropolitan Planning Organization a Cooperative Effort Between Mesa County and The City of Grand Junction (1990) and the maps entitled, "Northwest Study Area Proposed Land Use (January 7, 1992)" and "Northwest Area Proposed Transportation (January 7, 1992)"; and that these maps supersede the maps in the report where there are inconsistencies and that these documents are hereby adopted as part of the City's Master Plan, certified to the City Council and that said plan will be filed with the County Clerk and Recorder.

PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY, 1992.

MOTION (COMMISSIONER ELMER) "MR. CHAIRMAN, I MOVE THAT WE ADOPT THE RESOLUTION CONCERNING THE COLORADO WEST INDUSTRIAL PARK, DATED FEBRUARY 4, 1992."

The motion was seconded by Commissioner Anderson.

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

VIII. NONSCHEDULED CITIZENS AND/OR VISITORS

Ms. Portner, Senior Planner from the City Community Development Department, was present to explain the beginning of the South Downtown Planning.

Ms. Portner stated that most of the base work for the South

Downtown area had been completed. The area consists of the area from 9th Street on the east (the mill tailings pile), Pitkin to the north, the river on the south, to the Riverside neighborhood on Highway 340, and includes the residential area across Highway 340 near Gene Taylor's Sporting Goods.

The Community Development Department has scheduled the first public meeting for February 12, 1992, 7:00 p.m. at Two Rivers Convention Center. The purpose of the meeting is for all interested persons affected by the plan in any way to express their opinions on the issues in the plan. The projected format will be simply listening to all issues; it will not be a public debate.

Chairman Halsey asked about the time frame on this plan.

Ms. Portner replied it should be going into the final stages within 6 to 8 months.

Mr. Boeschstein mentioned that the Grand Junction Growth and Annexation Committee will be meeting Monday, February 10, 1992 3:00 p.m. in the City Hall, Conference Room A.

Mr. Boeschstein expressed his wishes that a representative from the Grand Junction Planning Commission be present at the regular Growth and Annexation Committee meetings, which is a subcommittee of the Grand Junction City Council.

Commissioner Anderson volunteered to attend the February 10, 1992 meeting of the Grand Junction Growth and Annexation Committee.

Chairman Halsey appointed Commissioner Renberger as the official Secretary of the Grand Junction Planning Commission.

The meeting was adjourned at 7:57 p.m.