

Neva Lockhart  
City Clerk

**JUNCTION PLANNING COMMISSION**  
**Public Hearing November 3, 1992**  
**7:34 p.m. - 8:20 p.m.**

*File  
tbl*

*8*

The public hearing was called to order by Chairman Ron Halsey at 7:34 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were Chairman Ron Halsey, Jim Anderson, John Elmer, and Tom Volkman.

Commissioner Scott Brown was absent.

In attendance, representing the City Community Development Department, were Larry Timm, Director; Kathy Portner, Senior Planner; Karl Metzner, Planner; and Kristen Ashbeck, Planner.

John Shaver, Assistant City Attorney was also present.

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

There were 16 interested citizens present during the course of the meeting.

\*\*\*\*\*

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE OCTOBER 6, 1992 MEETING."**

The motion was seconded by Commissioner Volkman.

A vote was called, and the motion passed unanimously by a vote of 4-0.

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

There were no presentations or pre-scheduled visitors.

**IV. GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING ITEMS FOR FINAL DECISION**

- 1. **#65-92 CONDITIONAL USE - SINGLE FAMILY RESIDENCE IN B-3 ZONE**  
A request for a conditional use permit for a single family residence in a Retail Business (B-3) Zone. This is a historic home (built in 1903) and has always been used as a single family residence.

**PETITIONER:** Frederick Montgomery  
**REPRESENTATIVE:** Adam Gollin/Steve Watson  
**LOCATION:** 1055 Main Street

**V. PUBLIC HEARING ON ITEMS FOR RECOMMENDATION TO CITY COUNCIL**

**1. #41-90 ZONE OF ANNEXATION - ROUND HILL ANNEXATION**

A request to zone the land recently annexed to the City, also known as Round Hill Annexation (39.48 acres), to Residential Single Family, one unit per acre (RSF-1).

**PETITIONER:** City of Grand Junction

**REPRESENTATIVE:** Karl Metzner

**LOCATION:** East of 7th Street at F 1/2 Road

**PETITIONERS PRESENTATION**

Mr. Metzner was present to explain the request to zone the land recently annexed to the City, also known as Round Hill Annexation (39.48 acres) to Residential Single Family, one unit per acre (RSF-1). When property is annexed the county zoning must be replaced with City zoning. The zoning applied is equivalent with the county zoning or with the existing uses. Round Hill Annexation was zoned R-1A in the county which is a minimum 1 acre lots, this is the same as the City RSF-1 zone which is a minimum of 1 acre lots. This is also consistent with the existing lot size and with the single family uses. Staff recommends approval.

**PUBLIC COMMENT**

**FOR:**

Larry Clouser of lot 14 in the Round Hill Subdivision was present to explain the lot he owns is 1.6 acres and had concerns this would affect him.

Mr. Metzner explained the 1 acres is a minimum and no changes would be enforced on the existing situations.

Mr. Clouser asked when the effective date would be?

Mr. Metzner explained the effective date of the annexation is December 6, 1992.

**AGAINST:**

There was no opposition to the proposal.

**QUESTIONS**

Commissioner Elmer asked about the City ordinance in regards to the water lines; are there studies done on the impact for this area to determine if they will need to upgrade?

Mr. Metzner explained the entire north area was evaluated to determine what services had to be provided, and what improvements had to be made. This was done prior to the annexations in the entire area from the City limits on the south, to the interstate and from 7th Street to 12th Street.

Commissioner Elmer asked if the citizens in the new annexations know that they may have to pay for future water line upgrades within the system?

Mr. Metzner stated the nature of the upgrades are still in flux. The original ordinance required minimum line sizes. Currently that is being reconsidered and a more flexible system based upon fire flow is now being considered. At this point, there is no real data on what the impact may be.

**-MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM #41-90, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE ROUND HILL ANNEXATION, RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE (RSF-1), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

The motion was seconded by Commissioner Volkmann.

A vote was called for, and the motion passed unanimously by a vote of 4-0.

**2. #75-91 ZONE OF ANNEXATION - NORTH MEADOWS**

**A request to zone the land recently annexed to the City, also known as the North Meadows Annexation (4.362 acres), to Residential Single Family, four units per acre (RSF-4).**

**PETITIONER: City of Grand Junction**

**REPRESENTATIVE: Karl Metzner**

**LOCATION: Southeast of 29 and F 1/2 Roads**

**PETITIONERS PRESENTATION**

Mr. Metzner was present to explain the request to zone the land recently annexed to the City, also known as the North Meadows Annexation (4.362 acres), to Residential Single Family, four units per acre (RSF-4). This is located on the southeast corner of 29 Road and F 1/2 Road, and zoned R-2 in the county which is single family residential approximately 3.5 units per acre. The proposal is for RSF-4 which is the closest equivalent to the R-2 zone. The subdivision is developed at this time, therefore there will be no future subdividing at this location.

**PUBLIC COMMENT**

There was no public comment either for or against the Petitioner.

**QUESTIONS**

Commissioner Elmer asked if there has been discussion with Indian Village Subdivision on the annexation plans.

Mr. Metzner replied there have been discussions with certain individuals in the subdivisions. However, no concentrated efforts with the entire subdivision has occurred to date. Council has directed Staff that when the north area is complete they would like some neighborhood meetings to see if there is any interest. The Darla Jean and Karen Lee Subdivisions were developed in the county as R-2-T which is a transitional zone. Part of the requirements was for the developer to grant a power of attorney for annexation to the City. In return they were to be allowed to use City standards instead of county standards which gave a better break on lot frontages and lot sizes.

Commissioner Volkmann asked if the subdivision is completely built out?

Mr. Metzner replied there might be one undeveloped lot.

**MOTION:** (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #75-91, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE NORTH MEADOWS ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE (RSF-4), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

The motion was seconded by Commissioner Anderson.

A vote was called by, and the motion passed unanimously by a vote of 4-0.

**3. #15-92 ZONE OF ANNEXATION - LDS CHURCH**

A request to zone the land recently annexed to the City, also known as the LDS Church Annexation (5.82 acres), to Residential Single Family, two units per acre (RSF-2).

**PETITIONER:** City of Grand Junction  
**REPRESENTATIVE:** Karl Metzner  
**LOCATION:** Northwest of 25 1/2 and G Roads

**PETITIONERS PRESENTATION**

Mr. Metzner was present to explain the request to zone the land recently annexed to the City, also known as the LDS Church Annexation (5.82 acres), to Residential Single Family two units per acre (RSF-2). The property is the "L" shaped property which surrounds the LDS Church. The building was annexed as part of the Wilson Ranch Annexation, the church and the property to the north on 25 1/2 Road was zoned RSF-2 at the time of the Wilson Ranch Annexation. The previous county zoning was AFT (agricultural). Staff is proposing RSF-2 which fits in the existing zoning in the county and the existing zoning of what was annexed around the property.

**PUBLIC COMMENT**

There was no public comment either for or against the Petitioner.

**QUESTIONS**

Chairman Halsey asked Staff where the property was located relative to the LDS Church parking lot.

Mr. Metzner explained the property is to the North and East of the LDS Church property and is next to the parking lot and playground on G road.

Commissioner Anderson asked Staff if this annexation was requested by the LDS Church.

Mr. Metzner replied affirmatively.

Chairman Halsey asked what plans the church has for the property?

Mr. Metzner explained the LDS church plans to sell at least a portion of the property for a single family residential site.

**MOTION: (COMMISSIONER VOLKMANN) "MR. CHAIRMAN, ON ITEM #15-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE LDS CHURCH ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

The motion was seconded by Commissioner Anderson.

A vote was called for and the motion was unanimously approved by a vote of 4-0.

**4. #60-92 ZONE OF ANNEXATION - PERSIGO #2**

A request to zone land recently annexed to the City, also known as Persigo #2 Annexation (357 acres), to Light Industrial (I-1), Heavy Commercial (C-2), and Residential Single Family, two units per acre (RSF-2).

**PETITIONER: City of Grand Junction**

**REPRESENTATIVE: Karl Metzner**

**LOCATION: North & south of Hwy. 6 & 50, West of 22 Road**

**PETITIONERS PRESENTATION**

Mr. Metzner was present to explain the request to zone the land recently annexed to the City, also known as the Persigo #2 Annexation (357 acres), to Light Industrial (I-1), Heavy Commercial (C-2) and Residential Single Family, two units per acre (RSF-2). This area was zoned C (commercial) in the county which is more consistent with the City I-1 light industrial zoning. The proposal is for I-1 for the annexation except for: 1) the northeast parcel which contains Grand Junction RV Park; an RV Park is not an allowed use in I-1, but is an allowed use in C-2 in the City zoning, therefore, to avoid creating non-conforming uses Staff recommends the C-2 Zone. 2) The owner of the 1/2 acre parcel on the west side of Prichard Wash, which currently has a mobile home on the site, has requested this be zoned RSF-2. Staff recommends the RSF-2 zoning to avoid creating a non-conforming use in this area. There are residential uses in the county adjacent to this 1/2 acre site.

**PUBLIC COMMENT**

**FOR:**

Mr. Harry Smith of 798 21 1/2 Road, Grand Junction, CO, the owner of 1/2 acre parcel was present to request the change of zone to the RSF-2 so that in case of a disaster, he could rebuild on the site. Also, will the agricultural uses still be permitted?

Mr. Metzner replied the RSF-2 zone is more liberal in allowing agricultural animals than the county animal regulations.

**AGAINST:**

There was no opposition to the proposal

**QUESTIONS**

Chairman Halsey felt this was a good example as to why the entire northwest area should be considered with some long term planned zoning so that there will not be non-conforming potential.

Commissioner Elmer asked why Persigo Wash was not zoned a public zone?

Mr. Metzner explained the public zone will eventually be eliminated. This is the only zone that is based on ownership rather than on use. In the next few months there will be a proposal to eliminate this zone entirely, and rezone all PZ properties to a zone that is compatible with whatever they are being used for and create a separate zone for parks and open space. Then the waste water plant, the city shops and county shops will be in an industrial zone. The City Hall will eventually be in a B-3 Zone, so that the zone will be appropriate with its use. In anticipation of the upcoming proposal, Staff felt it was appropriate to zone the sewer treatment plant to the I-1 Zone.

Commissioner Elmer asked if this is an allowed use in the I-1 zone, at this time?

Mr. Metzner replied it would fit into the limited industry category.

Commissioner Elmer asked if State institutions would create a conflict with this type of zoning?

Mr. Metzner explained the zone can be structured so that it works even with a state facility situation. The public zone can cause bigger problems in that there can be multiple changes in ownership that are not tracked. There are other ways to identify public ownership on the maps rather than having an official zone. This would eliminate some of the current problems and the lengthy rezoning process which has to occur when public property is bought or sold.

Dr. Ed Otts of 2098 Highway 6 & 50 asked about the agricultural uses for this zoning?

Mr. Metzner explained in this zone each 1/2 acre allows for an animal; in the rural zone 1 animal per 1/4 acre is allowed. The industrial zone may allow feed lots and some types of agricultural businesses such as dairy's.

**MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #60-92, A REQUEST TO ZONE LAND RECENTLY ANNEXED TO THE CITY, ALSO KNOWN AS THE PERSIGO #2 ANNEXATION, TO LIGHT INDUSTRIAL (I-1), HEAVY COMMERCIAL (C-2) AND RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

The motion was seconded by Commissioner Volkmann.

A vote was called for and the motion passed unanimously by a vote of 4-0.

**VI. GENERAL DISCUSSION**

**1. UPDATES - MASTER PLANS**

**South Downtown Riverfront Master Plan**

Ms. Portner was present to explain the updates of the South Downtown Riverfront Master Plan. The redevelopment aspects of the plan are being worked on, then further public meetings will be initiated. The draft of the workplan was given to the Commissioners.

**Orchard Mesa Neighborhood Plan**

Mr. Timm was present to explain the Orchard Mesa Neighborhood Plan. There were public meetings in September. During October various homeowners associations met to offer input for the goals on the neighborhood plan. During the meetings goals were identified, many of which conflicted with each other. Staff has listed the goals identified at those public meetings. To get more of a direction prior to proceeding, various public interest groups are being asked which of the goals they agree with. In December there will be a public open house on the draft goals; in January the preferred alternative will be identified and taken to the public for comment.

**2. PLANNING COMMISSION MEETING TIME**

Chairman Halsey requested the Planning Commission meet at 7:00 p.m. in the future.

**VIII NON-SCHEDULED CITIZENS AND/OR VISITORS**

Commissioner Elmer felt the annexed subdivisions should be informed on the water issues in case there is an economic impact to them personally. Ute water may, in the future, make each subdivision pay for the City required improvements.

Mr. Shaver explained that fire protection should be an issue regardless of annexation. Fire protection upgrades are, or will be, required by City Ordinance but also may be driven by the Uniform Fire Code.

Commissioner Elmer asked if the subdivisions don't adopt the Uniform Fire Code why they would be obligated?

Mr. Shaver explained the Uniform Fire Code has been adopted in the county and by certain Fire Protection Districts. The City ordinance is effective; Ute Water is now trying to absorb the impact and the City is attempting to clarify exactly what is, or will be, required.

Commissioner Elmer felt the citizens should be informed of the potential costs incurred in

GRAND JUNCTION PLANNING COMMISSION

November 3, 1992

page 9

upgrading by becoming annexed. However, it does look reasonable to look at the fire flow rather than the size of the line.

Mr. Shaver stated that Ute Water has said that they feel constrained by the fire protection issue since in the Ute district there are a lot of small undersized lines.

**ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.