

GRAND JUNCTION PLANNING CO
Public Hearing -- June 5, 1990
7:30 p.m. - 7:50 p.m.

The public hearing was called to order by Chairman Steve Love at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were:

Steve Love, Chairman	Ron Halsey	Jim Tyson
Sheilah Renberger	Katie Worrall	John Elmer

Commissioner Bittel was absent.

In attendance, representing the City Planning Department, were Kathy Portner and David Thornton.

Bobbie Darlington was present to record the minutes.

There were 10 interested citizens present during the course of the meeting.

I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, I MAKE A MOTION TO APPROVE THE MINUTES OF THE MAY 1, 1990 PLANNING COMMISSION MEETING."

Commissioner Renberger seconded the motion.

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

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

There were no announcements, presentations and/or pre-scheduled visitors.

III. PUBLIC MEETING

1. **#32-90 REVOCATION OF CONDITIONAL USE FOR AUCTION GALLERY.**
A request to revoke a Conditional Use Permit for an auction house in a Retail Business (B-3) zone for noncompliance of the conditions of the approved permit.
Petitioner: City Planning Department
Location: 701 Main Street

Chairman Love explained that the preceding item had been tabled at the May 1, 1990 meeting.

John Shaver, Assistant City Attorney, stated that the Auction Gallery is now in compliance with the Conditional Use requirements. The Auction Gallery has executed a promissory note in the amount of the open space fees, and have pledged their current inventory of contents and fixtures of the business as collateral for the promissory note. This offer has been accepted by the City Attorney's office and the planning staff. The City is requesting that this particular item be withdrawn from tonight's agenda.

Chairman Love asked whether parliamentary procedure requires a formal motion, or since this item had been previously tabled was a motion necessary?

John Shaver explained that parliamentary procedures would require that the Planning Commission consider it, but based upon the recommendation from the City Attorney's office and staff the item can simply be withdrawn from consideration

PETITIONER'S PRESENTATION

Kathy Portner, Senior Planner, stated that it had been brought to her attention that the Auction Gallery has been using the driveway off of Main Street for their deliveries. A condition of the Conditional Use permit was that they use the alley for deliveries. She added that this problem would be pursued.

The request to revoke the Conditional Use Permit for the Auction Gallery was then withdrawn.

IV. PUBLIC HEARING

1. **#20-90 Replat and Right-of-Way Vacation for Grace Commercial Subdivision -
A request to replat Lots 1, 2, 3, 4, and 5 in Grace Commercial Subdivision into two lots in a Heavy Commercial (C-2) Zone on approximately 9.29 acres and a request to vacate Faith Street.
Petitioner: C. R. & John Bauman
Location: Independent Avenue & U.S. Hwy 6 & 25**

David Thornton, Planner I, stated that the petitioner has requested that this item be tabled until the July 10, 1990 meeting in order to give them more time to resolve the review agency's comments.

Chairman Love asked if there was a representative for Grace Commercial Subdivision present.

John Bauman stated that he had no further information. His brother, Ray Bauman, was out of town.

MOTION: (COMMISSIONER HALSEY) "MR. CHAIRMAN, ON ITEM #20-90, I MOVE THAT WE TABLE UNTIL THE JULY MEETING."

Commissioner Worrall seconded the motion.

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

V. PUBLIC MEETING

1. **#23-90 REPLAT OF BLOCKS 1 & 2 OF OVERHILL ANNEXATION**
A request to replat 20 parcels into 4 lots in a Planned Business Zone.
Petitioner: Orchard Group LTD
Location: Southeast corner of 12th Street & Orchard Avenue

PETITIONER'S PRESENTATION

Dennis Wyatt, of Wyatt & Associate Architects, gave a brief presentation of the proposal. Mr. Wyatt asked that a correction be made to the Planning Commission agenda, changing the replat to 3 lots rather than 4 lots. The purpose of the replat is to rearrange the lot lines and to provide the right-of-way dedications to make the necessary public improvements. The dedications would be for additional right-of-way on 12th Street and part of three corners to provide the necessary radii. He stated that they had no objections to any of the review comments, and the response to those comments is in the process of being completed and will be submitted to the staff. The completion of the detailed construction drawings for the sight is anticipated to be on June 18, 1990. The building construction documents should be completed shortly thereafter and would be going to bid in late June, the contract would be awarded approximately the 15th of July with the ground breaking about that same time frame.

STAFF PRESENTATION

Kathy reminded the Planning Commission that they were considering the replat of the property at this time. The rezone and final plan have already been approved by Planning Commission and City Council. The City Council adopted a resolution with all conditions of that approval. The reason the petitioner had to come before the Planning Commission at this time was simply because they have dedicated some additional right-of-way and easements, otherwise it could have been done administratively. All the Review Sheet Summary Agency comments will be resolved prior to recording the final plat. The majority of them have already been resolved.

Kathy stated that the petitioner has provided a detailed wall section, description of lighting design, and a detailed landscaping plan.

Kathy requested the Planning Commission to consider one particular item concerning the site plan. Her concern was the trees that are proposed on the corner of Mesa Avenue and 13th Street. The original site plan showed those trees to be deciduous. One of the neighbors had a concern with that and asked that they be changed to conifers. The petitioners have agreed to put coniferous trees along 13th Street from Mesa Avenue to the first alley alignment. The same neighbor also requested that the trees along Mesa Avenue from 13th Street west be changed to conifers, but the petitioners have indicated that there would not be enough room between the fence and the sidewalk in this area. Deciduous trees could grow there, whereas a conifer could not. Staff would prefer to see trees there rather than no trees at all.

Mr. Wyatt explained that the section along the 13th Street frontage has a combination of deciduous and coniferous trees. There is a 6' high masonry screen fence along a portion of the Mesa Avenue frontage and approximately 4 1/2' from the fence is a sidewalk. Mr. Wyatt felt that because the space between the fence and sidewalk was tight that deciduous trees would work a lot better.

PUBLIC COMMENTS

There were no public comments for or against.

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #23-90, A REQUEST FOR A REPLAT OF BLOCKS 1 & 2 OVERHILL ANNEXATION SUBDIVISION, I MOVE THAT WE APPROVE THIS SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS BEING RESOLVED PRIOR TO RECORDING OF THE PLAT AND THAT ON THE SITE PLAN ON MESA AVENUE JUST WEST OF THE CORNER OF 13TH STREET WHERE ROOM IS RESTRICTED THAT THE DECIDUOUS TREES AS SHOWN ARE ALLOWED."

Commissioner Renberger seconded the motion.

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

GENERAL DISCUSSION

The next Planning Commission meeting will be held on July 10, 1990.

The meeting was adjourned at 7:50 p.m.