

**GRAND JUNCTION PLANNING COMMISSION
Public Hearing November 5, 1991
7:45 p.m. - 8:35 p.m.**

The public hearing was called to order by Chairman Ron Halsey at 7:45 p.m. in the City County Auditorium.

In attendance, representing the City Planning Commission, were:

Ron Halsey, Chairman	John Elmer
	Jim Anderson

Craig Roberts, Jim Bittel, and Sheilah Renberger were absent.

In attendance, representing the City Community Development Department, were Bennett Boeschstein, Director; Kathy Portner, Senior Planner; and Dave Thornton, Planner.

John Shaver, Assistant City Attorney, was also present.

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

There were 20 interested citizens present during the course of the meeting.

* * * * *

I. APPROVAL OF MINUTES

Due to lack of quorum the minutes of the October 22, 1991 meeting could not be brought up for approval.

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

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

III. PUBLIC HEARING

Chairman Halsey announced that Items #64-91 RIGHT-OF-WAY VACATION, #5-91 TEXT AMENDMENTS FOR 1991, and #13-91 ZONE OF ANNEXATION would be tabled this evening due to lack of quorum. These items would be heard at a special meeting scheduled for November 19, 1991.

IV. GENERAL DISCUSSION

1. Northwest Area Study - Adoption of Plan

Mr. Boeschstein began the Northwest Area Study Plan with a series of slides which showed the empty commercial lots in that area (approximately 60-70% of the area is vacant) and explained what could be done by combining commercial and residential.

He continued explaining how the standards set by Foresight Park with extensive landscaping, monument signs, and low scale industrial and commercial buildings seem to be a good standard for future development. Developments like Sunstrand are also similar to what is proposed. The plans for residential are similar to Paradise Hills (single family), and Northwood (multifamily). One plan that is recommended is the mixed use straight zone.

The proposed land uses shown in the plan have residential (low, medium, & high density) to the east of 24 Road, and commercial and industrial to the west going to I-70, proposing attractive light industrial and light commercial similar to the Denver Tech Center. Existing uses will be grandfathered in even if new zoning is established in surrounding areas.

The plan would be part of the City's long range plan; it would give a lot of marketing tools to developers, it would help plan utilities and roads.

Mr. Boeschstein explained the "Colorado West Industrial Park Study" and summarized some of the findings done by that study.

Some of the Findings:

- 1) The City's annexation plan is too vague in its designation as "Heavy Industrial/Commercial".
- 2) The residential densities planned are extremely high and extend over large areas. Coupled with a lack of quality controls this could create an undesirable living environment.
- 3) The depth of the commercial area along 24 road would be difficult to develop.
- 4) No expansion of regional retail uses are indicated on the plan.

Some of the Problems Found:

- 1) The supply of land already zoned for various uses throughout the valley far exceeds the land area needed to meet the potential demand for those uses FOR SEVERAL DECADES."

- 2) The lack of a coordinated development plan for the study area could result in piece-meal, mediocre development which could preclude development of the area to its full potential.
- 3) A slow growth rate combined with excessive over zoning reduces the likelihood of development within a reasonable time frame.

Possible Solutions:

- 1) Developing a vision for the area within the public and private sectors which is based on the realistic market potential for various uses generated by the community.
- 2) Taking action through adoption of plans and policies which:
 - a) actively guide growth to the most appropriate areas of the community.
 - b) Provide incentives for developments to locate in areas which maximize community benefits from public and private investment.

The northwest area offers a relatively clean slate for future growth and developments in the next 10 to 20 years.

Mr. Boeschstein stated that the City is open for suggestion of how the area should grow and encouraged public input.

Under the null alternative the existing zones in the County would be carried forward into the City with the nearest zoning equivalent being used. The pro to this alternative is that it would require little in the way of zoning decision making. The County zones would be merely placed into the most equivalent City zones. The con to this alternative is that it would not give future direction to this area as it develops either for more particular land uses or specific direction as to building types, setbacks, landscaping, signage.

The Planning Commission will be reviewing a plan for this area. Under State Statutes, the City Planning Commission can adopt a plan for areas within two miles of the City limits. This would be a long-range guiding document, not regulations.

Mr. Boeschstein also commented on the issue of the Mineral Resource Survey of Mesa County; and the State Statute that requires extraction of minerals before development (CRS-341-304). The Development Department has written Mr. Elam, a concerned citizen on this issue, and included in the latest draft language which addresses the rights of gravel companies to continue to extract minerals. If this is proposed, in the future it will be allowed in all commercial and industrial zones along River Road by conditional use permits. The conditional use permits require a Planning Commission hearing for each request, but they are allowed.

Also, on the language for Planned Industrial in there is a requirement of a minimum lot size of five acres; the Interstate Commercial Park has a minimum lot size of one acre. In speaking to John Shaver the Assistant City Attorney on this issue, he explained they would be grandfathered in and would be allowed to buy and sell their one acre industrial lots. There would be no imposition of the new regulations because they already have a subdivision underway. The new larger lots would only apply to the new vacant lots around them. It was also suggested to revise the bell shaped pink area and the blue area to the west to conform to property boundaries rather than the arbitrary geometric shape.

Grand Junction Drainage has some concerns about open storage; open storage that existed at the time the zones change would be allowed to continue to exist.

Mr. Shaver offered an apology to the citizens who were present, but recommended to the Chair that testimony not be heard tonight due to lack of quorum. Mr. Shaver sited that if the hearing is continued, the citizen's comments will not be heard by the full Commission, and also from the legal standpoint, there is not a full record for purposes of making decisions here tonight. Mr. Shaver recommended that Mr. Boeschstein's review of the plan and summary will be the extent of items which should be heard this evening.

Chairman Halsey added that he will follow the recommendation of Mr. Shaver and discontinued the hearing for the evening. These items will be heard on November 19, 1991.

Mr. Boeschstein added that the citizens could come into the office and discuss problems prior to the next scheduled meeting.

2. Strategic Cultural Plan

Allison Sarmo the Co-Chair from the Grand Junction Commission on Arts and Cultural and Sandra Brown were present.

Chairman Halsey decided this issue also needed a quorum, and asked the Petitioners to return on November 19, 1991.

3. Annexation Map

Mr. Boeschstein noted there was a new annexation map available for the Commissioners study. The Ridges annexation is the major portion which is being annexed and details are being worked out. Also, the Pace Warehouse annexation 29 1/2 North Avenue will be expanded.

Chairman Halsey asked Mr. Boeschstein if there had been discussion about the zoning around Pace Warehouse?

Mr. Boeschenstein replied they had been talking about a Planned Zone; all areas have not been designated in their land use plan yet. The Parks Department may be interested in a part of the area.

Chairman Halsey added that reconsidering the zoning for North Avenue might be an important issue since there is residential uses that need buffering close to North Avenue.

4. Need for Replacement on Planning Commission Board

Mr. Boeschenstein announced that Commissioner Love's term expired.

The meeting was adjourned at 8:35 p.m.