

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing--February 2, 1988  
7:30 p.m. - 8:20 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:

Jean Sewell	Jack Campbell
Dutch Afman	Karen Madsen
Steve Love, Chairman	

In attendance, representing the City Planning Department, were:

Kathy Portner	Karl Metzner
---------------	--------------

Terri Troutner was present to record the minutes.

There were approximately 7 interested citizens present during the course of the meeting.

\* \* \* \* \*

I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, I MAKE A MOTION WE APPROVE THE MINUTES OF DECEMBER 1, 1987 AS PRESENTED TO US."

Commissioner Madsen seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Love introduced Dutch Afman to the audience and welcomed him as a new Planning Commissioner.

Under announcements Kathy Portner presented an update of the proposed area plan for item #35-87 (rezone of a parking lot located near 6th and Chipeta) which had been discussed in 1987 and a decision tabled pending the formation of a citizens' group to develop a neighborhood plan.

She said that the City Planning Department and Downtown Development Authority were currently working together on the "Downtown Residential Neighborhood Plan." Boundaries included the area between 1st and 2nd Streets to 12th Street, from Belford Avenue to Ouray Avenue. A public meeting is scheduled for February 11, 1988 at 7:00 p.m in the Sr. Nutrition Center located at 6th and Chipeta.

### III. FULL HEARING

#### 1. #2-88 CONDITIONAL USE FOR AN ON-PREMISE BEER/WINE LICENSE

Petitioner: Golden City Restaurant  
Location: 2430 North Avenue

#### PETITIONER'S PRESENTATION

Tim Foster, representing the petitioner, provided some background information on the petitioner and how he came to open the Golden City Restaurant. He felt that the request was consistent with the particular zone and compatible with other uses in the area. One correction which was made included a change in seating from 80 to 60 persons. He stated that review agency comments received were either neutral or favorable.

#### QUESTIONS

Commissioner Afman wanted to know if "sake" was considered a wine or a liquor.

Tim responded that it was a wine.

#### STAFF PRESENTATION

Kathy Portner said that all technical issues had been addressed. She mentioned that Planning wanted to make sure that the plants presently at the location were either kept in good condition or replaced with ones that were healthy. (This was agreed to by Mr. Foster.)

A letter from El Palomino Motel was received in favor of the proposal.

#### PUBLIC COMMENTS

FOR:

Jeff Lynne, 2411 Bunting Avenue, spoke in favor of the proposal.

AGAINST:

There were no comments against the proposal.

MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN, ON ITEM #2-88  
CONDITIONAL USE FOR A BEER/WINE LICENSE, I MOVE THAT  
WE APPROVE THE PROPOSAL."

Commissioner Campbell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

2. #1-88 TEXT AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE - VESTED RIGHTS

Petitioner: City of Grand Junction

PETITIONER'S PRESENTATION

- Karl Metzner presented an overview of the proposal.

QUESTIONS

There were no questions at this time.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, ON ITEM #1-88 A REQUEST TO AMEND CHAPTER 1 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO ADD SECTION 1-8 ESTABLISHING VESTED PROPERTY RIGHTS IN ACCORDANCE WITH ARTICLE 68 OF TITLE 24, C.R.S., I MAKE A RECOMMENDATION WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Afman seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

3. #3-88 TEXT AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE FOR 1988

Petitioner: Grand Junction Planning Commission

PETITIONER'S PRESENTATION

Karl provided a brief description of each of the text amendments being considered. He added that a letter had been received by Aden Hogan, Chairman of the Board of Adjustments, concerning the exemption text amendment. Aden had expressed concern that, since exemptions would be allowed based on the individual meeting a set of criteria and not on the consideration of an existing hardship situation, he wondered if it wouldn't be more appropriate for planning staff to handle exemptions in-house rather than sending it to the Board of Adjustments for a decision.

Karl mentioned several alternatives which the Commission could consider if it chose.

Discussion of the various points of the item ensued between Karl and the Planning Commissioners. The primary consideration for adoption as presented would be that with a hearing process, neighbors would be notified and have an opportunity to be heard.

**MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN, ON ITEM #3-88 TEXT AMENDMENTS TO THE ZONING AND DEVELOPMENT CODE FOR 1988, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."**

Commissioner Sewell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

#### **VI. NON-SCHEDULED CITIZENS AND/OR VISITORS**

Merv Heinecke, 571 Peachwood, and Ed Noonan, Evanston, IL, presented an update of the Peterson House project to the commissioners. Along with giving the history of the project from its inception, the following were included in the project's progress report:

1. The building itself was turned to a degree so that it would not create a "walled" effect along Patterson Road.
2. They would be able to increase parking based on need, per prior conversations with commissioners.
3. They have added gardens and recessed terraces for aesthetics.
4. Entry is off of 15th Street.
5. They expected to be "topped out" between St. Patrick's Day and Easter
6. The eave line had been lowered from 22' to 18' for the two stories. The actual peak line would be 33'.

Answers to questions posed by the Planning Commissioners included: 45 units would be designated for occupants, one guest house and a manager's residence would be provided. The units would be leased out, but no leases had yet been sold; they did, however, have a waiting list of persons interested in obtaining the units. There was no minimum age requirement.

Chairman Love thanked Mr. Noonan and Mr. Heinecke for their presentation and update.

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