

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- February 7, 1989  
7:30 p.m. - 9:05 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	Jack Campbell
Dutch Afman	Jim Tyson

In attendance, representing the City Planning Department, was:

Karl Metzner

The minutes were also recorded by Karl Metzner.

There were approximately 8 citizens present during the course of the hearing.

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**I. CONSIDERATION OF MINUTES**

**MOTION: (COMMISSIONER AFMAN) "MR. CHAIRMAN, ON THE MINUTES OF JANUARY 10, 1989, I MOVE THAT THEY BE APPROVED AS WRITTEN."**

Commissioner Tyson seconded the motion.

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

**II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR PRESCHEDULED VISITORS**

There were no announcements, presentations, and/or prescheduled visitors.

**III. PUBLIC HEARING**

**1. #2-89 ALLEY VACATION**

Petitioner: Enstrom Candies, Inc., John Newell  
Location: The east/west alley east of 7th Street between Colorado Avenue and Ute Avenue.

**PETITIONER'S PRESENTATION**

The petitioner felt that there were no additional comments needed.

### STAFF PRESENTATION

Karl said that all concerns had been addressed. Potential circulation problems had been successfully mitigated, and the Fire Department had no concern with the plan to relocate the building.

It was noted that review agency comments had not been included with Planning Commission packets; therefore, discussion ensued among Commissioners regarding outside comment.

### QUESTIONS

There were questions regarding Enstrom's access, to which, Karl replied that primary access would be from 7th Street. The north/south alley access would be kept open and left as-is.

Commissioner Afman asked Mr. Newell if he would explain the project in greater detail; Doug Simmons, representing the petitioner, provided this.

Clarification on the status of the overhead power lines was given by Mr. Newell.

Gary Vanderwood, another representative of Enstrom's, provided further detail on Enstrom's plans for expansion, including a discussion of building plans.

### PUBLIC COMMENT

There was no comment either for or against the proposal.

MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, ON ITEM #2-89, ALLEY VACATION, THE EAST/WEST ALLEY FROM 7TH STREET TO THE INTERSECTION OF THE NORTH/SOUTH ALLEY, BETWEEN COLORADO AND UTE, I MAKE A MOTION THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL, SUBJECT TO THE COMMENTS OF THE REVIEW AGENCY SUMMARY SHEET."

Commissioner Afman seconded the motion.

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

#### 2. #4-89 REZONE I-2 TO PZ

Petitioner: City of Grand Junction, Karl Metzner

Location: Along the south side of Struthers Avenue in the 600 and 700 Blocks, approximately.

### PETITIONER'S PRESENTATION

Karl presented an overview of the request. He clarified that this proposal would address only the zoning; recreational uses which might want to later locate in the area would need to obtain spe-

cial use permits for the operation of those uses. A portion of the property would be used to construct a dike, per the Corps of Engineers 205 Flood Study Program.

#### PUBLIC COMMENT

The following citizens asked for clarification of the PZ definition. They were concerned that the rezone would also affect their respective properties.

Harry Elam, 734 Tulip Drive  
Martha Arcieri, 721 Struthers  
Bill Williams, 1342 Texas

Karl responded to their concerns and explained the purpose of the PZ. He also indicated that the general uses for the area would remain recreational.

Harry Elam requested a denial of the City's rezone request. He reasoned that the City's PZ rezone request would alter the present character of the industrial area.

Karl stated that industrial uses could be allowed in a Public Zone, and used the City Shops facility, part of the tailings pile, and the state repository as examples.

**MOTION: (COMMISSIONER CAMPBELL) "MR. CHAIRMAN, ON ITEM #4-89, REZONE I-2 TO PZ, I MAKE A RECOMMENDATION WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

Commissioner Tyson seconded the motion.

Commissioner Afman agreed with the concerns expressed by the citizens.

A vote was called, and the motion passed by a vote of 3-1, with Commissioner Afman opposing.

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

There were no non-scheduled citizens and/or visitors.

The meeting was adjourned at 9:05 p.m.