

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- February 25, 1986
7:30 p.m. - 8:03 p.m.

The public hearing was called to order by Chairman Bill O'Dwyer at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission were:

Ross Transmeier	Miland Dunivent
Susan Rush	Karen Madsen
Bill O'Dwyer, Chairman	Mike Dooley

In attendance, representing the City Planning Department were:

Mike Sutherland	Bob Goldin
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Terri Troutner was present to record the minutes.

There were approximately 3 interested citizens present during the course of the meeting.

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON THE MINUTES OF JANUARY 28, 1986, I MAKE A MOTION THAT WE APPROVE THEM AS SENT TO US."

Commissioner Rush seconded the motion.

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

II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR VISITORS

Chairman O'Dwyer announced that since all of the items on tonight's agenda regarded corridor guidelines, the format for the hearing would be opened to the general public for comment instead of items being heard individually. Also mentioned was that item #1, the Grand Junction Urbanized Area Transportation Plan, had been pulled from this evening's agenda.

III. FULL HEARING

PUBLIC COMMENTS

Don O'Brien, 2819 Cheyenne Drive, asked for clarification of the corridor guidelines, placing special emphasis on the **First Street Corridor Guidelines**. His concerns included the right-of-way requirements at the intersection of 1st and Grand and the northeast corner of Grand Avenue. He also expressed a concern that the guidelines seemed too restrictive and felt they prohibited the development or sale of smaller parcels of land.

Bob Goldin and Mike Sutherland, representing the Planning Department, clarified that the intent of the guidelines was to provide direction for new and perhaps existing developments; however, they were not guidelines to be strictly adhered to. They stated that the right-of-way was currently sufficient; 100 ft. was required at the intersection itself since it was classified as a major arterial, 77 ft. was required for the area north of Grand (this included the northeast corner in question).

The following were comments expressed by the Planning Commission on these and other issues:

Commissioner Rush noticed that more general language was being used where issues such as drainage were being addressed. If these guidelines were being "toned down," what about past guidelines which had already been adopted.

Bob Goldin answered that this was because it was felt that the guidelines were being too specific; that they bordered more on regulation, and this was not the intent. He continued that past guidelines would also be changed to reflect a more moderate approach.

Commissioner Dooley commented that a large percentage of the audience seemed to misunderstand the intent of the guidelines; they usually wanted to know how the guidelines would affect their particular interests. He suggested noting in the guidelines that future developments would be considered on a site-specific basis.

Commissioner Rush felt that this point had been sufficiently covered. She read from the guidelines the notation indicating the City Council and Planning Commission would consider the applicability of goals, policies, guidelines, etc. to specific development situations.

There was discussion from various Commissioners and staff on the possible placement of this notation in a more conspicuous location.

STAFF COMMENTS

Bob gave a brief overview of the intent of the guidelines and stated that if further revisions of the guidelines are needed, there is in place a minor change process which can address any revisions without having to go through a full hearing.

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, ON ITEM #'S 4-86, 3-86, 9-79 AND 5-86, I MOVE THAT WE ADOPT THESE CORRIDOR GUIDELINES AND FORWARD THEM ONTO THE GROWTH AND PLANNING COMMITTEE FOR THEIR RECOMMENDATION ONTO THE CITY COUNCIL."

Commissioner Dunivent seconded the motion.

Commissioner Transmeier asked if the Growth and Planning Committee was the appropriate reference.

Bob responded that it was the City Council's request that all matters regarding issues, policy, etc. must go through the Committee first before it is reviewed by Council.

Commissioner Transmeier also asked if, on item 4 (#9-79), it should be referred to as "revising" instead of "adopting."

Bob said that because it is viewed as a new consideration, the term "adopting" is perhaps more accurate.

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

IV. NON-SCHEDULED CITIZENS AND/OR VISITORS

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

The meeting was adjourned at 8:03 p.m.