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GRAND JUNCTION PLANNING COMMISSION
PUBLIC HEARING -- MAY 5, 1987
7:30 P.M. - 7:43 P.M.

The public hearing was called to order by Chairwoman Susan Rush at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were:

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|------------------------|-----------------|
| Ross Transmeier | Miland Dunivent |
| Karen Madsen | Ron Halsey |
| Susan Rush, Chairwoman | |

Commissioner Campbell was absent from tonight's meeting.

In attendance, representing the City Planning Department, was:

Mike Sutherland

Ferri Troutner was present to record the minutes.

There were two citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, I MOVE THAT THE MINUTES OF THE GRAND JUNCTION PUBLIC HEARING OF APRIL 7, 1987 BE ACCEPTED AS SUBMITTED."

Commissioner Halsey seconded the motion.

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRESCHEDULED VISITORS

Mike Sutherland said that there would be a special visitor arriving after the hearing to conduct an informal workshop with the Planning Commission members.

III. FULL HEARING

1. #15-87 REVISED FLOODPLAIN REGULATIONS

Petitioner: Grand Junction Planning Department

MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, I'D LIKE TO MAKE A MOTION THAT WE TABLE THIS ITEM UNTIL AFTER A PLANNED WORKSHOP WHICH WILL BE HELD ON MAY 13TH BY FEMA."

Commissioner Dunivent seconded the motion.

Chairwoman Rush clarified the reason for the delay and explained briefly to the audience the need for adopting a set of floodplain regulations.

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

2. #21-87 EASEMENT VACATION

Petitioner: Chuck Rissell
Location: 3250 Ponderosa Way

PETITIONER'S PRESENTATION

Steve Heald, representing the petitioner, gave a brief synopsis of the request for vacation. He stated that the 10' easement was not being used by any utility for any access. Further, that no one had noticed the easement being there prior to placement and construction of the house. He conjectured that the easement may have been given to allow for street lighting, but that it hadn't been later used.

QUESTIONS

Commissioner Dunivent clarified that, when he worked for Public Service, many people in the Spring Valley Subdivision had asked for street lights.

Mr. Heald elaborated and said that the easement, however, had not been in use since the plat was recorded in 1977.

Commissioner Halsey asked if all street lights had been placed.

Mr. Heald responded that all lighting had been placed by 1980.

STAFF PRESENTATION

Mike Sutherland said that the review agencies, including Public Service, Mtn. Bell, etc., as well as adjacent property owners, had no problems with the vacation request. Therefore, staff had no problems with vacating the easement.

QUESTIONS

Commissioner Rush asked if there were any similar easements on adjacent lots.

Mike replied that earlier he had thought there was one on lot 8, but later inspection revealed that there wasn't. There were no others along Ponderosa Way.

MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, ON ITEM #21-87 EASEMENT VACATION FOR 3250 PONDEROSA WAY, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL."

Commissioner Madsen seconded the motion.

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

IV. NON-SCHEDULED CITIZENS AND/OR VISITORS

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

The meeting was adjourned at 7:43 p.m.