

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- August 4, 1987
7:30 p.m. - 7:40 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:

Ross Transmeier	Miland Dunivent
Susan Rush, Chairwoman	Jack Campbell
Jean Sewell	

In attendance, representing the City Planning Department, was:

Karl Metzner

Terri Troutner was present to record the minutes.

There were approximately 5 interested citizens present during the course of the meeting.

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, ON THE MINUTES OF JULY 7, 1987, I MAKE A RECOMMENDATION WE ACCEPT THESE AS PRINTED."

Commissioner Campbell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 4-0. (Note: Commissioner Sewell was not present for voting on the minutes.)

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairwoman Rush announced that item #29-87 was being pulled from tonight's agenda.

III. FULL HEARING

1. #1-87 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE - 1987

Petitioner: Grand Junction Planning Department

PETITIONER'S PRESENTATION

Karl outlined the specifics of the text amendment concerning the amendment to section 5-1-9 to add a new paragraph describing the criteria for a Bed and Breakfast operation to the audience and Commission. The only amendment to the original proposal was the change in off-street parking for permanent residents of the home to read "...adequate parking available for permanent residents of the home..." instead of limiting the number of off-street parking spaces to two. Calls received, he said, had been supportive and no objections had been voiced from the various review agencies.

QUESTIONS

Chairwoman Rush asked if the legal ad had been published with the change in parking requirements included.

Karl explained that the ad had already been published; the amendment would need to be made a part of the motion.

Commissioner Transmeier asked if the Fire Department would be responsible for ensuring compliance with Fire Code criteria in this home occupation.

Karl replied affirmatively. He noted that the residential character of the home would not be compromised; the home would not require steel doors or intense remodeling. The idea of the bed and breakfast facility was to provide as much of a "home" environment as possible.

PUBLIC COMMENTS

FOR:

Chris Susemihl, 2905 Canal Court, asked for clarification on the total number of residents who would be allowed in a specific residence.

Karl elaborated that the amendment limited the number of rental rooms to five and that a person or persons must be living

permanently at the residence. There was no further limitation imposed on the number of persons staying at a particular residence.

When Mr. Susemihl asked about the parking requirements, Karl stated that formerly, the amendment stipulated one off-street parking space be available for each rental room and two spaces be available for permanent residents. He said that the requirement for the two spaces may be changed to reflect "adequate" parking.

AGAINST:

There were no comments against the proposal.

MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, ON ITEM #1-87 TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT CODE - 1987, THE GRAND JUNCTION PLANNING DEPARTMENT, PETITIONER, A REQUEST TO AMEND SECTION 5-1-9 TO ADD A NEW PARAGRAPH DESCRIBING THE CRITERIA FOR A BED AND BREAKFAST OPERATION, I MOVE THAT WE FORWARD THIS TO COUNCIL WITH RECOMMENDATION OF APPROVAL WITH ONE CHANGE--THAT ONE OFF-STREET PARKING SPACE WILL BE PROVIDED FOR EACH RENTAL ROOM AND ADEQUATE SPACES FOR THE PERMANENT RESIDENTS."

Commissioner Campbell seconded the motion.

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

The meeting was adjourned at 7:40 p.m.