

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- February 26, 1985
7:30 p.m. - 7:47 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:

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

In attendance, representing the City Planning Department was:

Karl Metzner

Terri Troutner was present to record the minutes.

There was one interested citizen present during the course of the meeting.

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, I MAKE THE MOTION THAT WE APPROVE THE MINUTES OF NOVEMBER 27TH MEETING AS PRESENTED TO US."

Commissioner Dunivent seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0.

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, I'D LIKE TO MAKE A MOTION WITH REGARDS TO THE JANUARY 29TH MEETING THAT WE APPROVE THESE AS PRESENTED TO US."

Commissioner Dunivent seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0

II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR VISITORS

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

III. FULL HEARING

1. #38-83 CITY OF GRAND JUNCTION COMPREHENSIVE PLAN

Petitioner: Grand Junction Planning Commission

PETITIONER'S PRESENTATION

Karl Metzner, representing the City Planning Department, provided a brief overview stating that what was being presented before the Commission tonight was all the Public Facilities and Services chapter less the water section of the chapter which was still pending review from the Council Water Subcommittee.

QUESTIONS

Chairman O'Dwyer asked if the water section referred to only domestic water.

Karl replied that it was.

Commissioner Dooley questioned what procedures the Planning Commission would be required to take in order to approve the water section outside of that which was being presented tonight.

Karl responded that a separate hearing would be necessary and it would then be adopted as a portion of the rest of the chapter.

Commissioner Dooley asked if tonight's motion should be worded such that it excludes the water section specifically.

Karl answered that this was not necessary.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

QUESTIONS

There were no further questions of the petitioner.

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, ON ITEM #38-83, CITY OF GRAND JUNCTION COMPREHENSIVE PLAN, I MOVE THAT WE ADOPT THE PUBLIC FACILITIES AND SERVICES CHAPTER AS PRESENTED AND FORWARD THIS TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Dunivent seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0.

2. 1985 TEXT AMENDMENTS

Petitioner: Grand Junction Planning Commission

PETITIONER'S PRESENTATION

Karl Metzner, began by saying that this was the annual update to the Zoning and Development Code and presented a brief overview.

QUESTIONS

Commissioner Dunivent referenced item 4B (b) and asked if the word employee should be added.

Karl responded that since it was advertised without the reference to employee, it should be added as a consideration in the motion to reflect ...owner, manager or employee...

Commissioner Dooley asked for a list of other changes that were made.

Karl replied that in addition to the above, on 5-1-10 (A) and 5-1-10 (B.2) "or employee" should be added.

Commissioner Rush commented that there was also a discussion over the amount of storage space.

Karl answered that there was no proposal made at that time.

Commissioner Dooley referenced the counseling services amendment and asked for guidelines to the parameters of this definition.

Karl said that as it reads, a definition would be placed under the definition section and under the Use/Zone Matrix, adding it as a allowed, conditional or special use in the varied zones.

Karl outlined this amendment and emphasized that there would not be a licensing requirement through the Health Department or other agency. Anyone who counseled individuals or small groups could be called a counseling facility.

Chairman O'Dwyer asked for confirmation that no licensing was required.

Don Warner from the City Planning Department clarified that since it was a service, there would be no sales or use tax, consequently, no license is required. Don also felt that a clarification may be put on the term "small" when referring to groups.

Commissioner Transmeier stated that six was a standard number when referring to a small group.

Commissioner Madsen felt that six was too small a number for this application; a larger figure of 12-15 would seem more adequate.

Karl stated that it was originally proposed to be a conditional use in the RMF-16 and 24 zones, special use in RMF-32 and 64 zones, and allowed use in business and commercial zones, so he felt the request for a larger number would be merited.

PUBLIC COMMENTS

No comments were received either for or against the proposal.

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, REFERENCING #5-85 1985 PROPOSED TEXT AMENDMENTS CONCERNING HOME OCCUPATIONS, RESIDENTIAL USES IN BUSINESS AND COMMERCIAL AREAS TO ADD TO 5-1-10(A) AND 5-1-10(B.2) THE WORD "EMPLOYEE" UNDER THE LIST OF OWNER, OPERATOR OF A PARTICULAR BUSINESS THAT THEY MAY RESIDE IN THAT, COUNSELING SERVICES, AMENDING CHAPTER 13 SECTION D TO ADD THE DEFINITION OF SMALL GROUP TO NOT EXCEED 15 PEOPLE, AND IN CONSIDERATION OF THE REST OF THESE TEXT AMENDMENTS, I MOVE THAT WE ADOPT THESE AND FORWARD THEM ON TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Transmeier seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0.

3. #1-85 ZONE OF ANNEXATIONS IN 1985 TO THE CITY OF GRAND JUNCTION

Petitioner: City of Grand Junction

Location: (The location was printed in error and clarified to the following) East of 12th Street, south of Chipper Drive. (Viking Condos)

PETITIONER'S PRESENTATION

Karl presented a brief overview and stated that the request was merely to transfer the current County zoning of PR-8 over to the City designation.

QUESTIONS

Commissioner Transmeier asked if all of the area in question was currently developed.

Karl responded affirmatively adding that there were no neighborhood objections.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #1-85 ZONE OF ANNEXATIONS IN 1985 TO THE CITY OF GRAND JUNCTION, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Rush seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0.

IV. NON-SCHEDULED CITIZENS AND VISITORS

There were no non-scheduled citizens and visitors.

The meeting was adjourned at 7:47 p.m.