

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- April 2, 1985  
7:35 p.m. - 7:55 p.m.

The public hearing was called to order by Chairman Bill O'Dwyer at 7:35 p.m. in the City/County Auditorium. It was explained that this was a continuance of the March 26th public hearing.

In attendance, representing the City Planning Commission were:

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

In attendance, representing the City Planning Department was:

Bob Goldin

Terri Troutner was present to record the minutes.

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

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(Due to the nature of the hearing, no approval of minutes nor presentation of visitors was made.)

### III. FULL HEARING

#### 1. #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #2)

Petitioner: Bruce Currier  
Location: NW of Horizon Drive and south of H Road.

Consideration of rezone, final plan and final plat.

#### PETITIONER'S PRESENTATION

Jeff Ollinger, representing the petitioner, began with an overview of the project. Responding to the review agency comments, he stated that the use would conform to other uses in the area. Also, with regard to the property being located within the airport's zone of influence, an aviation easement would be provided. All codes would be conformed with. Jeff continued that the plan brought before the Commission was somewhat hypothetical and subject to revision; the final revised proposal would be brought back at a later date for approval. Strict covenants outlining design features of the lots would be adhered to.

## **QUESTIONS**

Commissioner Dunivent questioned the provisions for landscaping.

Jeff replied that landscaping would be covered upon the final detailed plans to be submitted at a later date, but would be in compliance with the attached covenants as well as those requirements made by the City.

Chairman O'Dwyer commented that the proposal indicated that there would be plating of metals, and chemicals used in this process were toxic. The project would be setting above a canal which furnishes a good many residents in the Valley with water. He was concerned that proper steps be taken, upon approval, to guard against the possibility of accidental contamination. As well, shaley soil existed in this area and if those chemicals went under the canal, they would pose a drainage hazard which would eventually lead to the river.

In addition to this concern, it was noted that there was a large amount of open space to the northwest. There was some concern that a fence might be put up to house a large quantity of junk, and that since this proposal is located in an area of entrance into the City, this would be discouraged for aesthetic reasons. Landscaping should surely be accommodated.

Commissioner Transmeier reaffirmed Chairman O'Dwyer's comments, stating that without final details of the project, it was hard to foresee the plans of the petitioner. Therefore, these points were being brought up at this time.

Jeff reiterated the concerns over landscaping would definitely be addressed as a major issue by the petitioner upon presentation of final details. Regarding hazardous waste, disposal of liquid waste would be handled through a cooperative effort by the petitioner and the City's wastewater treatment plant; solid waste would be stored in containers located in pits with a positive monitoring system as a part of regular maintenance. Further details would be provided at a later date.

## **STAFF PRESENTATION**

Bob Goldin requested that, as a stipulation to approval of the final plat, that the covenants be recorded with those lots to ensure compliance of the petitioner and provide a backup to the City. In considering specific details of construction plans of the rezone and final plan, it was requested that final details be submitted as part of the approval process and reviewed, then approved by the various City review agencies to ensure compliance with all applicable codes. Assessment or waiver of any fees would be determined by the City Council. Prior to the issuance of any building permit, a document would be required stating that all concerns and issues were addressed and approved by the various

review agencies. Bob continued that the proposal would serve as a buffer between the airport property and the commercial uses south of the Highline Canal, and once the issues had been addressed, there were no further problems with the proposal.

#### QUESTIONS

There were no questions at this time.

#### PUBLIC COMMENTS

##### IN FAVOR:

Mr. Currier, the petitioner, voiced his approval for the project from the audience.

##### AGAINST:

There were no comments against the proposal.

Commissioner Dooley reaffirmed that a stipulation be added to the motion whereby prior to the issuance of any building permit, that all issues be addressed and approved by the review agencies.

Commissioner Transmeier added that upon approval of this proposal, if it is not built according to required guidelines, it may be reverted by the Commission after one year. It was therefore encouraged that the petitioner submit further details in a timely manner to avoid this possibility.

A motion was requested in consideration of the rezone.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT (IN CONSIDERATION OF THE REZONE) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS, AND THAT WE FORWARD THIS ONTO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.**

Commissioner Transmeier seconded the motion.

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

A motion was requested for consideration of the final plan.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT (IN CONSIDERATION OF THE FINAL PLAN) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS. ALSO, THAT CONCERNING HAZARDOUS MATERIALS, SUFFICIENT PROTECTION FROM SPILLS AND CONTAMINATION BE REQUIRED AND PROPER STORAGE AND RETENTION OF SUCH HAZARDOUS MATERIALS BE MADE WITH REVIEW AGENCIES PAYING SPECIAL ATTENTION TO THIS REQUIREMENT AND THAT WE FORWARD THIS ONTO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.**

Commissioner Transmeier seconded the motion.

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

Bob Goldin questioned whether a stipulation should be added to ensure that the covenants of the two lot subdivision were recorded.

Chairman O'Dwyer replied that since the petitioner has already indicated that this would be done, it would be left up to them.

A motion was requested in consideration of the final plat.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT (IN CONSIDERATION OF THE FINAL PLAT) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS. ALSO, THAT CONCERNING HAZARDOUS MATERIALS, SUFFICIENT PROTECTION FROM SPILLS AND CONTAMINATION BE REQUIRED AND PROPER STORAGE AND RETENTION OF SUCH HAZARDOUS MATERIALS BE MADE WITH REVIEW AGENCIES PAYING SPECIAL ATTENTION TO THIS REQUIREMENT AND THAT WE FORWARD THIS ONTO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.**

Commissioner Transmeier seconded the motion.

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

Before the meeting was adjourned, Bob Goldin announced that the annual extension/reversion hearing will be held on April 30, 1985.

The meeting was adjourned at 7:55 p.m.