

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- July 31, 1984
7:30 p.m. - 8:10 p.m.

The public hearing was called to order by Chairman Ross Transmeier at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission were:

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

In attendance, representing the City Planning Department were:

Bob Goldin	Don Warner
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Terri Troutner was present to record the minutes.

There were approximately 7 interested citizens present during the course of the meeting.

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Chairman Transmeier called the meeting to order.

I. APPROVAL OF MINUTES

Chairman Transmeier asked if there was any discussion of the minutes for the 6/26/84 GJPC Public Hearing.

MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE JUNE 26TH MEETING."

Commissioner Dunivent seconded the motion.

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. FULL HEARING

Chairman Transmeier announced that all the items appearing before the Commission tonight would be forwarded to City Council with the recommendation of either approval or denial.

1. #19-84 CONDITIONAL USE-HOTEL/RESTAURANT LIQUOR LICENSE, PABLO'S BAR AND GRILL

-Petitioner: Fruita State Bank/Theodora Brehmer
Location: 2900 North Avenue

A request for a conditional use for a hotel/restaurant liquor license on approximately .47 acre in a light commercial zone.

PETITIONER'S PRESENTATION

Theodora Brehmer presented a brief overview of the project.

QUESTIONS

Chairman Transmeier asked if this business would be open during the hours of a regular bar.

Theodora answered that it would be open during those hours which complemented the restaurant only; it would not be considered a nightclub or bar.

Commissioner O'Dwyer asked about parking on the west side of the building since it appeared that parking on this side incurred a hazard by blocking the vision of the exiting patron to oncoming traffic.

Theodora stated that it was felt that diagonal parking would be acceptable in this area per the comments of Jim Bragdon (City Traffic Engineer), but if it remained a problem, parking on this side would be eliminated.

Commissioner O'Dwyer also asked about the fence out in front of the property.

Theodora acknowledged that the fence was not desirable and that if an agreement could be worked out with the property owners, it would be removed and the curb cuts would be closed.

Chairman Transmeier commented that if the curb cuts were closed, additional landscaping should be provided to discourage motorists from driving over the curb.

STAFF PRESENTATION

Bob Goldin stated that all technical issues were resolved and that no adverse comments were received.

QUESTIONS

Chairman Transmeier asked what type of neighborhood notification was given.

Bob answered that a 200' radius of individual property owner notification to residents was made on the question of the conditional use as well as the regular notification required by the city and state regarding the liquor license. Publications and posting of the signs were also done.

Chairman Dunivent asked if there was still a question from the north property owner concerning parking on his land.

Theodora answered that that was originally the purpose of the fence, so that there could be no parking on his property.

Commissioner Dooley questioned the improvements slated by the County for 29 Road. He wondered if this had a timetable.

Bob responded that these improvements were, in essence, postponed because of the lack of funding; however, the designs which originally showed the median past the access for "Round the Corner" restaurant, notification was given that there may eventually be a ride-in, ride-out should the median ever be provided.

Chairman Transmeier closed the public hearing and requested a motion.

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #19-84 CONDITIONAL USE HOTEL/RESTAURANT LIQUOR LICENSE FOR PABLO'S BAR AND GRILL, 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 by a vote of 4-1 with Commissioner O'Dwyer opposing.

2. #20-84 CONDITIONAL USE-TAVERN LIQUOR LICENSE/FAMILY BOWLING CENTER

Petitioner: Gerald D. Perkins
Location: 682 West Gunnison Avenue

A request for a conditional use for a tavern liquor license on approximately 1.3 acres in a light commercial zone.

PETITIONER'S PRESENTATION

Gerald Perkins presented a brief overview.

QUESTIONS

Commissioner Rush asked about the dirt berm/irrigation ditch. Would this be kept "as is?"

Gerald felt that this was not located on his own property.

Commissioner Rush asked if outside drainage plans had been considered.

Gerald answered that he had been in contact with the City and a hydrology report would be provided.

STAFF PRESENTATION

Bob Goldin stated that all technical issues had been resolved and no adverse comments were received.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

Chairman Transmeier closed the public hearing and requested a motion.

MOTION: (COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #20-84, I RECOMMEND WE FORWARD THIS TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL OF THE TAVERN LIQUOR LICENSE FOR THE FAMILY BOWLING CENTER."

Commissioner Dunivent seconded the motion.

A vote was called and the motion passed by a vote of 4-1 with Commissioner O'Dwyer opposing.

3. 21-84 (2 OF 2) RIGHT-OF-WAY VACATION

Petitioner: Wellington V/Robert Hirons
Location: A portion of Little Bookcliff Avenue north of
Wellington Avenue to the Grand Valley Canal.

A request to vacate a portion of Little Bookcliff Avenue.

PETITIONER'S PRESENTATION

Greg Dillon began his presentation by stating that several surveying errors had been made and this proposal was partially to rectify these errors.

QUESTIONS

Commissioner O'Dwyer said that he could see where this would clear up some of the surveying discrepancies on the northern end of the property; he wondered if there were discrepancies also located to the south.

Greg answered that there were and the proposed vacation/rededication should remedy these survey errors. Clarification was made that the rededication was for the cul-de-sacs and would not narrow the streets.

Commissioner Stephens asked if the cul-de-sac was ever dedicated. He wondered if the area to the south of the cul-de-sac would be dedicated.

Greg replied that the right-of-way went on through originally.

A discussion ensued between the City Planning Commission members and the petitioner as to the location of the vacation of right-of-way in this proposal (La Grande Subdivision, Block 1, Lot 4). Several maps were shown and discussed by both parties.

Don Warner of the City Planning Department gave a brief background on the history of the vacation. He stated that a quit claim deed was received from the First National Bank since research showed that there were no other claims to this property. A portion of this property, however, was shown to belong to La Villa Grand nursing home and a deed would have to be signed over by them. The other option brought up was to extend the cul-de-sac further north so that it would not have to be widened until reaching the lot.

Chairman Transmeier asked if there was a walkway presently located in the area of this proposal.

Greg stated that a hard surfaced sidewalk would be provided.

STAFF PRESENTATION

Bob stated that if a signature could not be obtained from La Villa Grand for the right-of-way, that Greg would redo the legal description to accommodate the access further north. If there is no problem with obtaining the signature, there were no further problems.

PUBLIC COMMENTS

There were no public comments either for or against the proposal.

Chairman closed the public hearing and requested a motion.

MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, I MOVE THAT WE FORWARD THIS ITEM, #21-84 (2 OF 2) FOR VACATION OF RIGHT-OF-WAY TO CITY COUNCIL PENDING RESOLUTION OF STAFF COMMENTS AND PARTICULARLY THE REDEDICATION OF THE PROPERTY AS SHOWN ON THE MAP AS WELL AS PROPER OWNERSHIP OF THE LAND TO THE WEST BEING RESOLVED."

Commissioner Dooley seconded the motion.

Commissioner Stephens asked again if the vacation would extend all the way down the property.

Don Warner clarified that the only cloud that could arise would be the First National Bank and the quit claim deed should relieve those doubts. The deed will still need to be signed by any of the adjacent property owners.

Chairman Transmeier repeated the motion and requested a vote.

The motion carried unanimously by a vote of 5-0.

4. #21-84 (1 OF 2) REZONE RMF-64 TO PB AND MEDICAL OFFICE - FINAL PLAN

Petitioner: Wellington V/Robert Hirons
Location: Northwest corner of 11th Street and Wellington Avenue.

A request to change from a residential multi-family zone at 64 units per acre to a planned business zone on approximately 5 acres and a final plan on approximately 1 acre.

PETITIONER'S PRESENTATION

Again, Greg Dillon, representing the petitioner, presented an overview of the project/proposal.

STAFF COMMENTS

Bob indicated that all technical issues had been resolved and there were no further problems.

QUESTIONS

Commissioner Dooley asked for clarification that this was pertaining only to Phase 1.

Bob answered affirmatively. A rezone, however, for the entire parcel on the plan itself (PB) would be under consideration even though the medical office would be the only approved use considered at this time. A hydrology report would be provided.

Commissioner Rush asked if there would be a problem with groundwater.

Greg answered that there was no history of any problems.

Commissioner Rush questioned the use of existing curb cuts.

Greg responded that those existing curb cuts would have to either be modified or moved from the present location.

Commissioner Dooley asked if the City Planning staff was satisfied with the landscaping design.

Bob replied that continuity would be encouraged. Otherwise, the staff was satisfied with the design.

PUBLIC COMMENTS

There was no comments either for or against this proposal.

Chairman Transmeier closed the public hearing and requested two motions:

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, ON FILE #21-84 APPLICATION TO REZONE TO PLANNED BUSINESS, MEDICAL OFFICE, I MOVE THAT THIS BE SENT ON TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner O'Dwyer seconded the motion.

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

MOTION: (COMMISSIONER DOOLEY) "MR. CHAIRMAN, IN CASE OF FILE #21-84 APPLICATION FOR SUBMITTAL OF THE FINAL PLAN FOR THE FIRST PHASE, I MOVE THAT WE ACCEPT THIS FIRST PHASE FINAL PLAN AND FORWARD TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS (AND INCLUDES CONTINUITY OF PROJECTS IN THIS AREA)."

Commissioner O'Dwyer seconded the motion.

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

A final announcement was made by Bob Goldin that nominations for a new Chairman and Vice Chairman for the Planning Commission should be made at the next public hearing.

The meeting was adjourned at 8:10 p.m.