

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- September 25, 1984
7:30 p.m. - 8:35 p.m.

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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:

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

In attendance, representing the City Planning Department were:

Bob Goldin	Mike Sutherland
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Terri Troutner was present to record the minutes.

There were approximately 6 interested citizens present during the course of the meeting.

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Chairman O'Dwyer called the meeting to order.

I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT THE MINUTES OF THE GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING OF AUGUST 28, 1984 BE APPROVED AS SUBMITTED."

Commissioner Dooley seconded the motion.

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. FULL HEARING

1. #16-84 (2 OF 2) GRAND JUNCTION RETIREMENT RESIDENCE/MESA VIEW - FINAL PLAT AND PLAN

Petitioner: Alfred B. Carrick

Location: Approximately 1,000 feet north of F Road and west of 7th Street.

A request for a final plat and plan of 101 units on 3.65 acres in a planned residential zone at 28 units per acre. Tabled from Planning Commission Hearing on August 28, 1984.

PETITIONER'S PRESENTATION

Tom Logue, representing the petitioner, began his presentation by stating that the reason that this request was tabled in the earlier meeting was that various technical issues had been unresolved. At this time, however, he felt that these issues had been addressed to the satisfaction of all concerned.

QUESTIONS

Commissioner Dooley asked for an overview of the planned handling of runoff.

Tom responded that a depressed inlet box had been placed in each of the three problem areas to handle the runoff. Also a 10" storm sewer along the right-of-way of the Ranchman's Ditch to the retention basin would be installed. A detailed drainage report was provided to the City Engineer containing specific information on this subject. Tom also stated that Bob Henderson of the Grand Valley Irrigation Company agreed to provide written documentation verifying that there were no problems with the grading or drainage report.

Commissioner Transmeier commented on the parking situation saying that if a problem was experienced in the number of spaces provided, an additional parking lot may be needed.

STAFF PRESENTATION

Bob Goldin stated that Planning staff had met with Joe Coleman, representing Northridge #4, and he agreed to sign a legal binding document that will tie the development and payment of Horizon Place once Northridge #4 develops. The City Attorney met with the County on the purchase of County owned property and the agreement was

reached that would provide for the City picking up 7th Street improvements and pay whatever fair market value was determined, or \$.75/sq. foot (whichever is less) for the County owned land. All other technical issues were felt to have been resolved.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

PETITIONER'S REBUTTAL

Tom Logue stated that he had met with Gerald Ashby, City Attorney, who is compiling documents for presentation to the City Council on the final plan/plat consideration. Mr. Ashby indicated that even City Council's approval should be contingent upon receipt of the monies involved. Groundbreaking was anticipated this fall, but was dependent upon the weather.

Chairman O'Dwyer closed the public hearing and requested a motion.

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON FILE #16-84, THE GRAND JUNCTION RETIREMENT RESIDENCE-MESA VIEW, THE FINAL PLAT, I RECOMMEND THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Dunivent seconded the motion.

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

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON FILE #16-84, THE GRAND JUNCTION RETIREMENT RESIDENCE-MESA VIEW, IN CONSIDERATION OF THE FINAL PLAN, I RECOMMEND THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL CONTINGENT UPON STAFF COMMENTS AND A RE-REVIEW OF THE PARKING SITUATION TO SEE IF IT'S SATISFACTORY AT SUCH TIME THAT THE RESIDENT'S HALL BECOMES 90% OCCUPIED. THIS IS ALSO SUBJECT TO THE RIGHT-OF-WAY ACQUISITION AND PARK FEES AND ASSESSMENTS."

Commissioner Dunivent seconded the motion.

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

2. RIGHT-OF-WAY VACATION

Petitioner: Lynn A. Schmidt

Location: The south 20 feet of the east/west alley north of 1316 North Avenue.

A request to vacate an alley (excess width).

PETITIONER'S PRESENTATION

Lee Schmidt, representing the petitioner, stated that it had been brought to his attention that a portion of his property located on the north side did not legally belong to him. A 20 foot strip was cut out of the lot for an unknown reason as there were no utilities located in the property. All other lots in this area measured 114 feet deep while this one measured only 94 feet in depth. The petitioner sought to annex this portion back to the main section of land before putting in a paved parking lot.

QUESTIONS

Commissioner Transmeier asked if any other structural improvements were planned other than the parking lot.

Lee commented that some building may take place on the east side of the present building someday, but there were no immediate plans.

STAFF PRESENTATION

Bob Goldin stated that records indicated that this 20 foot portion of land did not necessarily belong to the City; that it was unclear as to who owned this strip.

Mike Sutherland continued by saying that this parcel was the only one in the area with the 20 foot section cut off, that there were no objections received from any of the review agencies and no utilities or easements were located in this section. If approved, it would be made a part of lot 072 and will go back on the tax rolls.

QUESTIONS

Commissioner Transmeier asked if the vacation would affect the alley.

Mike replied that the alley would not be affected.

Commissioner Dooley commented that the request was to extend the existing property to the alley (to 114 feet).

Mike replied that this was correct.

Commissioner Dooley asked if a survey would need to be performed to establish the property lines.

Bob responded that once the proposal was approved, the Assessor would be notified by the new deed and within approximately two months, it would be on the Assessor's records.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

Commissioner O'Dwyer closed the public hearing and requested a motion.

MOTION: (COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #24-84, RIGHT-OF-WAY VACATION OF THE SOUTH 20 FEET OF THE EAST/WEST ALLEY NORTH OF 1316 NORTH AVENUE, I MOVE THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

Commissioner Dooley seconded the motion.

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

3. CONDITIONAL USE-HOTEL RESTAURANT LIQUOR LICENSE-LA MEXICANA RESTAURANT.

Petitioner: Patsy Arguello
Location: 1310 Ute Avenue

A request for a conditional use for hotel-restaurant liquor license on .28 acre in a heavy commercial zone.

PETITIONER'S PRESENTATION

Patsy Arguello, the petitioner, gave a brief overview of the project and reaffirmed that it was the intention of La Mexicana to provide liquor only with the purchase of a meal; there would be no lounge.

QUESTIONS

Commissioner Transmeier questioned whether there were enough parking spaces available for the projected seating of 100 persons.

Patsy replied that even though maximum capacity would be desired, it was unlikely that this would occur at any given time. Also, she indicated that the diagram of the seating layout was submitted before the Fire Department had established a seating capacity. She stated that there should be enough actual parking spaces to accommodate the 90 spaces necessary.

Commissioner Transmeier commented that the Fire Department's capacity required adequate parking for 250 persons.

Patsy agreed but stated that should additional parking be required, a lease had been obtained and filed with the City between La Mexicana and Jesse Boyce Motors on the adjacent lot.

Bob Goldin elaborated on the location as being the southwest corner of 13th Street and Ute Avenue. The lease agreement calls for four lots to accommodate approximately 20+ cars per lot. The parking was felt to be adequate under those circumstances. Also, if additional parking spaces should be needed, there would be provisions for curb blocks, paving, or surfacing of the adjacent lot(s) to indicate additional parking facilities are available. In this instance, it would also be well-signed.

Patsy indicated that the lots have been prepared for parking in that they have already been leveled and graveled.

Chairman O'Dwyer wanted to know how 90 degree parking could be ensured on a graveled lot.

Bob stated that with curb blocks, this could adequately be encouraged.

STAFF PRESENTATION

Bob said that there was some question on the first two handicapped parking spaces and wanted to know whether the petitioner would agree to relocate the curb cut. Bicycle or motorcycle parking was encouraged in these two spaces which would better accommodate access.

Bob asked the petitioner if the garage located behind the building was to be removed. Patsy responded that the garage would be removed as of November 1, 1984 since this was to be the proposed dining area. All other technical issues were felt to have been resolved.

PUBLIC COMMENTS

There were no comments either for or against this proposal.

(Before the public hearing was closed the following comments were entertained.)

Commissioner Transmeier asked if the property behind the building across the alley was zoned residential or business. There were also some concerns over the access and egress of the alley.

Bob stated that the entire block was zoned heavy commercial. On the north side of Colorado Avenue it then becomes residential zoning.

Chairman O'Dwyer closed the public hearing and requested a motion.

MOTION: (COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #23-84 CONDITIONAL USE-HOTEL RESTAURANT LIQUOR LICENSE-LA MEXICANA RESTAURANT, I MOVE THAT WE PASS THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS WHICH ADDRESSES THE PARKING BOTH ADJACENT TO THE BUILDING AND THE LEASED PARKING AREA AS WELL AS ANY OTHER COMMENTS."

Commissioner Dunivent seconded the motion.

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

An additional comment was made by Commissioner Transmeier that the approval of the liquor license pertained only to this premises and did not extend to the adjacent lots.

4. #26-84 PATTERSON (F) ROAD CORRIDOR POLICY

Petitioner: Grand Junction Planning Commission
Location: Patterson (F) Road from Highway 6 & 50 east to 30 Road.

A request to consider the Patterson (F) Road Corridor Policy from Highway 6 & 50 east to 30 Road.

PETITIONER'S PRESENTATION

Bob Goldin, representing the petitioner, presented an update saying that area meetings were held on the Corridor Policy and comments were received on the proposal. Few adverse comments

were received regarding the City owned property along F Road, but quite a few had been received with regard to the County owned property from 29 Road east to 30 Road.

Bob proposed that the following aspects be included with the current policy:

1. The "undergrounding" of utilities.
2. That the residential aspect of the area from 29 Road to 30 Road be supported, but since this is non-City owned, as the City annexes, consideration will be made on an individual basis.
3. A development schedule of Patterson Road should be issued so that the residents know what to expect in the future.

QUESTIONS

Commissioner Dooley asked in what context was the development schedule to be issued; was it meant to be made a part of the policy itself, attached at a later date, etc.

Bob responded that it be made a part of the policy adoption.

Commissioner Transmeier questioned the usage of attached vs. detached sidewalks and recommended adding to the policy that detached sidewalks will be used unless there are business uses or where instances arise that make detached sidewalks cost prohibitive if at all possible. He felt that attached sidewalks discourage pedestrian traffic because of the close proximity to the streets, with additional dust and dirt problems.

A discussion ensued between the Commissioners on the advantages and disadvantages of attached and detached sidewalks. Some of the advantages of the detached sidewalks were outlined as being more residential in character and encourages pedestrian usage while disadvantages were that they were more expensive and that maintenance was a problem since the grass buffering was often neglected because the City felt that it was the resident's obligation to care for this, and the resident felt that since it didn't belong to them, the City should care for it. Consequently, no one cared for it. Possible alternatives were to place colored rock in place of grass.

Commissioner Dooley asked if there were plans to reduce the current speed limit.

Bob stated that the speed limit would be reduced upon entering the city limits but it was unknown to what extent.

PUBLIC COMMENTS

Tom Logue brought up the following general comments; 1) that the Grand Junction Planning Commission, City Council and planning staff be commended for the continued efforts to establish a corridor policy in this area, 2) since something may come up outside the normal scope of the policy, the policy should be used as a guideline rather than a regulation to strictly enforce, and 3) if possible, strong encouragement was made to adopt a tentative development schedule of Patterson (F) Road.

Barbara Brown, 305 Patterson Road, felt that it was critical that a development plan be adopted for the residents in the area.

Chairman O'Dwyer closed the public hearing and requested a motion.

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #26-84, PATTERSON (F) ROAD CORRIDOR POLICY, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE SUGGESTION THAT UNDERGROUND UTILITIES, WHERE FEASIBLE, BE USED; TO SUPPORT THE COUNTY'S POLICY, AND TO ENCOURAGE THE DEVELOPMENT AND DESIGN SCHEDULE FOR THE PEOPLE ON PATTERSON ROAD SO THAT THEY CAN PLAN THEIR CONSTRUCTION AND/OR DESIGNS ACCORDINGLY.

Commissioner Dooley seconded the motion.

Before a vote was called the following amendment was made to the above motion.

MOTION: (COMMISSIONER TRANSMEIER) "I WOULD LIKE TO AMEND THE MOTION TO INCLUDE THAT IN THE AREAS THAT ARE RESIDENTIAL, BERMING, DETACHED SIDEWALKS AND BUFFERING BE ENCOURAGED WHICH WOULD MAKE LIVING ALONG THE MAJOR CORRIDOR MORE HABITABLE.

Commissioner Stephens seconded the motion.

A vote was first called for the motion to add the amendment and the motion was passed unanimously by a vote of 5-0.

A vote was then taken on the original motion and the motion was passed unanimously by a vote of 5-0.

The meeting was adjourned at 8:35 p.m.