

AGENDA ITEM #3--#38-79 WELLINGTON TOWNHOMES-REVISED PRELIMINARY PLAN.

Petitioner: Paul Smith
Location: 225 feet East of 12th Street, South of Wellington Avenue and North of the Grand Valley Canal. A request for a revised preliminary plan of 28 units on 1.70 acres in a planned residential zone at 16 units per acre.

- a. Consideration of revised preliminary plan.
(Tabled from Nov. 24, 1981 GJPC hearing)

I. Petitioner's Presentation

Roger Foisy, Colorado West Engineering, representing the petitioner, indicated all of the review comments had been satisfied, but expanded on a few items of concern:

- o Building height: attractive two-story, 26' height.
- o Traffic problem at intersection of Wellington and 12th St. Discussion with city/traffic engineers indicated there were no official complaints and that the problem there is no worse than any place else in the city; and that a development of this density was appropriate for the 12th Street location. Mr. Foise also made reference to Planning Commission Meeting Minutes two years ago that 70-75 vehicles per day visited the nursery at that time (when the nursery was in operation) and that the property has been vacant for two years, so in essence they will be generating possibly less than what originally existed.
- o Amenities: Developers are prepared to pay 5% open space, have provided a tot lot and the kind of open space that could be provided given the factors involved (density existing from rezone, street widths, 40' turn-around, neighborhood concern of building heights). Addressing staff comments on enclosing recreational facilities, the developers are concerned with costs in operation, maintenance and liability, and prefer no involvement on their part or that of the homeowners' association. Outside recreational areas have been provided as an alternative.

Chairwoman Quimby then called for questions for Mr. Foisy.

Commissioner Bill O'Dwyer commented on limited additional parking that is available.

Mr. Foisy responded that they didn't have any more room to go more than the required two per space, but in the event of overflow there would be a few limited parking spaces on Wellington.

Chairwoman Quimby commented that, according to Parks Department, the appraisal had not yet been received, and asked for status.

Laird Smith replied they had not had that returned as of yet but expect to have it prior to completion of final elevations.

Commissioner Miland Duniwent asked if there was any allowance for RV parking.

Mr. Foisy responded there was none--the original revised proposal did have some RV parking which was eliminated due to turn-around required (40' radius) and elected to go with more open space.

Commissioner O'Dwyer asked if the cul-de-sac would be signed "no parking."

Mr. Foisy indicated that it would be, and that adequate turn-around circulation for ingress/egress and emergency vehicles will exist.

Chairwoman Quimby called for audience remarks on the proposal.

II. Public Comments

David McKinley, 1308 Wellington, expressed objection to the two-story building height, concern over density and traffic already at maximum, and disappointment that the 15th Street improvements have been given low priority.

Paul Roberts, 2260 No. 13th St., agreed with Mr. McKinley on his points regarding overdevelopment and also added his concern regarding the canal becoming a hazard to small children. He is worried about Grand Junction overpopulating and losing its congeniality.

III. Staff Comments

Bob Goldin provided the following background points:

- o 28 units had been originally proposed with no cul-de-sac, which was later provided upon request by Fire Department, and at the expense of some open space. Staff's original concerns were with lack of amenities and open space and now with cul-de-sac there is even less. It is a question of design and intense use on a parcel of land. Zone has been granted, but design density could be incorporated.
- o Screening does exist along the canal and both sides.
- o All technical issues have been addressed.
- o On-street parking will not count toward overall requirements.

IV. Planning Commissioners' Discussion

Commissioner Miland Dunivent questioned the whereabouts of their building permit.

Bob Goldin replied that when this preliminary plan returns for final, a building permit will be requested at that time. They have one year from date of approval to come back with the final or ask for an extension.

Chairwoman Quimby reminded the Commission that they did have to ask for an extension previously.

Commissioner Dick Little commented that he feels that it should be redesigned with less density.

Chairwoman Quimby closed the Public Hearing.

MOTION: COMMISSIONER BILL O'DWYER: "I MOVE WE APPROVE THE REVISED PRELIMINARY PLAN OF THE WELLINGTON TOWNHOMES."

Chairwoman Quimby: "There has been a motion made that we approve the re-revised preliminary plan. Is there a second to that motion? If not, it dies for lack of second. May I have another motion."

MOTION: COMMISSIONER ROSS TRANSMEIER: "MADAM CHAIRMAN, ON FILE #38-79, THE WELLINGTON TOWNHOMES, I MAKE A RECOMMENDATION WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION FOR DENIAL."

Commissioner Dick Little: "I'll second that."

Chairwoman Quimby: "It's been moved and seconded that this re-revised preliminary plan #38-79 be sent to City Council with a recommendation for denial."

Chairwoman Quimby called for a vote; motion was passed, 5-1.

Chairwoman Quimby then requested Commissioner Ross to state reasons for denial.

Commissioner Transmeier: "I think the neighborhood objections are very well founded. There's a pretty poor street out in front of it, a lot of traffic. This is a tough one because you're on a busy intersection where we encourage high density development, but this is a popular neighborhood and because the property is small, you're really making an impact on a fairly large neighborhood with a very small piece of property. I just don't think its quite time for that much in that little of an area, or at least this design in that little of an area, the height of the buildings is a concern, and the design is very plain--not many amenities--it looks like a concrete street with a bunch of little houses along it."

Chairwoman Quimby summarized the Commission's feelings, stating the use is appropriate but too intense. A revision of the design density would make reconsideration more likely. The petitioners have the option of appealing this denial to the City Council, or preparing a redesign. Staff will need to be informed of selected course of action.

Bob Goldin indicated Staff would put it on the City Council unless otherwise notified.

Laird Smith asked Commissioner Transmeier to clarify the type of amenities he had in mind.

Commissioner Transmeier responded landscape shown is not what really exists, recreation area is needed to accompany open space.

Commissioner Dick Little stated that an actual density of 9-11 would be more appropriate than 16.

AGENDA #4--#97-81, Conditional Use in HO Zone.

Petitioner: Laird Smith

Location: 748 Horizon Drive. A request for an auto service center on .385 acre in a highway--oriented zone.

- a. Consideration of conditional use. (Pulled from Nov. 24, 1981 GJPC hearing)

I. Petitioner's Presentation

Jim Patterson, representing Laird Smith, reminded the Commission the reason this was pulled from the last meeting was due to the proximity of I-70 frontage access. Mr. Patterson indicated Jim Bragdon (City Engineer) today told him the Amoco driveway will be the only access allowed once Horizon Drive is widened to four lanes, and illustrated area involved on the graphic.

Chairwoman Quimby requested a written comment from the petitioner to that effect.

Commissioner Little asked if there would be any long-term storage on this property.

Mr. Patterson answered there would not be, that storage in back would be only for one or two days while waiting on parts for service.

Commissioner Transmeier wondered if the building use was for mechanical repair rather than as a body shop.

Mr. Patterson responded it would only be for mechanical repair.

Chairwoman Quimby requested public comments.

II. Public Comments

Nancy Dickey, 718 Niblic Drive, posed the following conditions be incorporated prior to approval:

- o that cars will not be stored for longer than 30 days;
- o that the time of operation be limited to 10:00 p.m.

Chairwoman Quimby asked Bob Zarlingo what his hours of operation would be.

Bob Zarlingo indicated the shop would not be open late at night, the 30-day maximum would not be a problem, and that he would be willing to sign an agreement to these terms, if necessary.

Chairwoman Quimby suggested one problem of making a condition for the storage of wrecked cars would be enforcement. Legal ramifications need to be investigated.

Bourtai Hargrove, Assistant City/County Attorney, said she will check on it.

Bob Zarlingo then stated that a fenced area would be necessary along with other legal ramifications that he is not interested in getting into, but he would be willing to sign a statement indicating so.

Chairwoman Quimby agreed that the Commission would be more comfortable with such a statement.

III. Planning Staff Comments

Alex Candelaria requested a written agreement between city, state and petitioners on the access of Horizon Drive for their files, and that this parcel does have life-time access from the state highway, which is on record, on file.

Chairwoman Quimby closed the public hearing.

IV. Planning Commission Discussion

Commissioner Transmeier expressed concern over outward appearance of project--landscaping, etc., being important considerations for Horizon Drive.

Chairwoman Quimby closed the public hearing.

MOTION: COMMISSIONER DICK LITTLE: "MADAM CHAIRMAN, I MOVE THAT IN THE CASE OF FILE #97-81, CONDITIONAL USE IN HO, REPORT TO THE CITY COUNCIL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS CONCERNING AN ACCESS STATEMENT FROM THE CITY HIGHWAY DEPARTMENT AND PROPERTY OWNER AND THE STATEMENT REGARDING SOME OF THE QUESTIONABLE USE BY MR. ZARLINGO."

Commissioner Susan Rinker: "Second."

Chairwoman Quimby called for a vote; motion was passed unanimously.

AGENDA ITEM #5--#95-81, Development of HO-Western "6" Motel--Revised Final Plan

Petitioner: Ron Whitney
Location: Northeast corner of Horizon Drive and G Road. A request for a revised plan of a motel (130 units) on 2.34 acres in a highway oriented zone.

a. Consideration of revised final plan.

I. Petitioner's Presentation

Ron Whitney, Western "6" Motels (1156 So. 7th Ave., Hacienda Heights, California 91745) explained revised plan now incorporates required improvements on G Rd. and Horizon Drive. An additional 8 1/2 feet have been dedicated on the north side of G Rd.

Chairwoman Quimby called for public comments on the proposal.

II. Public Comments

Nancy Dickey said the plan looked better this time, but the traffic problem at 27 1/2 and G Road remains unchanged. She feels her objections stated at the October 27th meeting are still valid, although she is not in opposition to the motel.

III. Staff Comments

Bob Goldin summarized Staff concerns regarding Horizon Drive becoming three lanes and that if a median will exist it will be handled correctly; trash area/bays need to be coordinated with the Sanitation District; Landscaping plans have been satisfied; Power of Attorney needs to be obtained prior to approval. Other technical aspects, including ground seepage, have been addressed to the satisfaction of the City Engineer. Retaining wall will be put up along G Rd. and east side of the property in addition to a 6' solid wood fence. The intersection question was the main item in question and most of those problems have been addressed.

Jim Patterson confirmed the time schedule for improvements to Horizon Drive from G Rd., including the intersection, to the Highline Canal prior to water being turned into the canal this spring; the remainder of the construction will be done this summer, 1982.

Commissioner Litle asked if the improvements called for signalization at G Rd.

Mr. Patterson was unsure, but the design will accommodate them.

Nancy Dickey questioned Mr. Patterson regarding whether Horizon Drive east of G Rd. will remain two lanes this year.

Mr. Patterson responded that it will be widened this year, but it will remain two lanes. As soon as the warrants are there for the signals they will be installed.

Chairwoman Quimby closed the public hearing.

MOTION: COMMISSIONER DUNIVENT: "I MAKE A MOTION ON ITEM #95-81 TO RECOMMEND APPROVAL SUBJECT TO ALL COMMENTS."

Commissioner O'Dwyer seconded the motion.

Chairwoman Quimby stated that it had been moved and seconded that the Planning Commission recommend approval of Item #95-81 subject to all comments to the County Commissioners, and called for a vote. The motion carried, 4-2.

AGENDA ITEM #6--#103-81, DS & S MINOR SUBDIVISION

Petitioner: David and Susan Cypher
Location: 316 27 3/8 Road. A request for 4 lots on .94 acre in a residential single family zone at 8 units per acre.

a. Consideration of minor subdivision.

I. Petitioner's Presentation

John Ballagh, representing the petitioners, responded to some questions raised by the Transportation Engineer, City Utilities, City Engineers, and Orchard Mesa Irrigation District. He stated he had met with the Fire Department, did a full investigation, and resolved the fire questions with the stipulation that wider-than-normal driveways be incorporated to Lots 3 and 4. He also indicated that proper signing would be in order, and that they would be willing to sign Power of Attorney for improvements on 27 3/8 Rd.

Chairwoman Quimby asked if there were any questions for Mr. Ballagh.

Commissioner O'Dwyer questioned Mr. Ballagh's comment on a "wider-than-usual driveway."

Mr. Ballagh explained that 10-12' is the size of a driveway a developer usually constructs. The Fire Department, City Utilities, and City Transportation Engineer said they would like to see an identifiable access road--not merely a driveway--so a 20' width combined driveway and access road has been proposed. Every lot has public access (both Lot 3 and 4 have 15'). He showed this area on the map, which clarified the "flag line" he was referring to.

Commissioner Jack Ott asked Mr. Ballagh if that was a private driveway to those lots.

Mr. Ballagh replied it would be a common ingress/egress, and is not a public road, although it is dedicated for use by emergency vehicles. Mr. Ballagh further commented that the request is that this be allowed as a flag lot opposed to putting the street through, which would eliminate Lot 1 in northwest corner.

Commissioner Dunivent wondered what was to the north of the land.

Mr. Ballagh indicated the tract of the land to the north was relatively a mirror image (both are 132' wide by 350' deep). Both take direct access to 27 3/8 Rd.

Discussion transpired among the Commission regarding the question of the benefit of extending the street through.

Mr. Ballagh noted there is 930' from 27 3/8 Rd. to the end of the cul-de-sac and that there were things done in the original design that did not intend for the street to go through:

- o It doesn't line up with the common line between an equal size piece of property to the north. Lots in Bookcliff View Subdivision are larger on the north side than on the south;
- o Presently the end lots gain access of that cul-de-sac. This proposal will increase that number by two.
- o The Utility composite shows a 6" water line on Laguna St. to the north which stops and a 2" line extended to Parkwood, which allows adequate fire protection coverage but doesn't allow for a water system. Adequate water line does exist on 27 3/8.
- o The sewer stops. The street drains to the east.
- o In summary, an extension of this road, taking an additional 9,300 sq. ft. is an unequal demand on the property to the south, because the right-of-way is offset to the south. Economically, these lots are larger than adjoining area lots and we'd be looking at a minimum \$4000 additional lot cost if road is passed through.

Chairwoman Quimby asked Mr. Ballagh if they planned to build one single-family house per lot and he confirmed that.

Commissioner Transmeier asked for clarification on the \$4000 cost figure. Mr. Ballagh stated that figure was a separate commitment on 27 3/8 Rd.

Chairwoman Quimby requested status of appraisal on property and open space.

Mr. Ballagh stated there is a letter in the files. The appraisal did include a legal description, but not the acreage. The appraisal came to \$25,000 for 9.4 acres (\$26,595/acre). 5% open space dedication would be \$1250, and would be paid prior to recording the plat.

Chairwoman Quimby called for further questions from Mr. Ballagh, then requested comments from the public.

III. Staff Comments

Alex Candelaria indicated Ken Idleman has approved the appraisal, and Norm Noble, Fire Department, verified their requirement has been met. Other areas of concern include:

- o Planning Commission did approve Bookcliff View Subdivision with stipulation that the cul-de-sac be stubbed appropriately and there are curb gutter and sidewalk on the stub as well as on the cul-de-sac.
- o City Engineer and Staff would like to see continuation of Parkwood Drive due to potential for development to the north.
- o Sanitation concerns as to service/accessibility if the street is not constructed through.
- o Late comment from Orchard Mesa Irrigation requesting a pressurized irrigation system.

Chairwoman Quimby asked Mr. Ballagh if he was aware of the pressurized irrigation system.

Mr. Ballagh replied that he was and that it would not be a problem. He added that an existing \$450 penalty for making lots in Orchard Mesa has not been resolved.

Chairwoman Quimby replied that was a requirement of the Bureau of Reclamation when you take agricultural land.

Commissioner Transmeier commented the discussion is beginning to indicate whether or not the street should go through. He feels the plan is good; 9000 sq. ft. of paving the City doesn't have to install or develop; future homeowners will increase their property by 25% if the street is not constructed.

Commissioner O'Dwyer felt the plan makes maximum use of the land.

Commissioner Transmeier asked if any curb work needed to be done.

Mr. Ballagh confirmed there would be due to an elevation difference between the property and the paved surface.

Bob Goldin asked Mr. Ballagh to clarify trash service requirements, and homeowners' awareness.

Mr. Patterson explained the current trash pickup situation.

Mr. Ballagh stated the trash should have to be physically moved to the cul-de-sac and the trash service vehicles would make intermediate stops.

Chairwoman Quimby closed the public hearing.

MOTION: COMMISSIONER ROSS TRANSMEIER: "ON ITEM #103-81 DS & S MINOR SUBDIVISION, I MAKE A MOTION THIS BE APPROVED PENDING THE COMPLETION OF STAFF COMMENTS BEFORE GOING TO CITY COUNCIL."

Commissioner Little seconded the motion.

Chairwoman Quimby: "It has been moved and seconded that file #103-81 be recommended to City Council for approval subject to resolution of Staff comments, as proposed." She then called for a vote and the motion carried unanimously.

AGENDA ITEM #7--#104-81, DEVELOPMENT IN HO--STOP 'N SAVE #4

Petitioner: Larry V. Feather
Location: 2700 Highway 50. A request for a convenience food store and self-service gas station on .5 acre in a highway oriented zone.

a. Consideration of final plan.

I. Petitioner's Presentation

Larry Feather, 534 Kingston Court, summarized his meeting with the State Highway Department: One access obtained off of Highway 50, 27 Road should not have one. Access will be gained off of Highway 50 (which is 55' curb cut) and two off of Sherman Drive.

Chairwoman Quimby asked for a statement to that effect be provided the Commission.

Mr. Feather concurred and continued stating they were not going to request curb and sidewalk openings. Curb, gutter, and sidewalks will be put in 27 Rd. He summarized that their intent is to convert the existing self-service Phillips station into a Stop n' Save self-service gas station with convenience items.

Commissioner O'Dwyer asked where the curb cuts on Sherman Drive would be located.

Mr. Feather answered they wouldn't be any closer than 80-100' to 27 Rd. The others will be up against the corner of the property in back for cars to exit and gasoline transports ingress the property.

Commissioner Little wondered if they were going to do curb and gutter cuts on all three sides.

Mr. Feather said they were not, only on 27 Rd. and Sherman. Curb and landscaping would be provided on U.S. 50.

Chairwoman Quimby requested a letter documenting this.

II. Public Comments -- none were received.

III. Bob Goldin indicated that all problems have been resolved since the State Highway access has been cleared up and Mr. Feather has agreed to curb gutter on 27 Rd. and Sherman with curb on Highway 50.

IV. Planning Commission Discussion -- none.

Chairwoman Quimby closed the public hearing, and asked the Commission for a motion.

MOTION: COMMISSIONER LITTLE: "I MOVE THAT CASE AND FILE #104-81, DEVELOPMENT IN HO--STOP N' SAVE #4 FINAL PLAN BE SUBMITTED TO CITY COUNCIL FOR APPROVAL, SUBJECT TO ANY STAFF CONCERNS."

Commissioner Transmeier seconded it.

Chairwoman Quimby: "It has been moved and seconded that we recommend to City Council approval of this development in HO--Stop N' Save #4, File #104-81."

Chairwoman Quimby called for a vote and the motion carried unanimously.

AGENDA #8--#89-79 (2 of 2), REZONE RMF-64 TO PB AND REVISED FINAL PLAT AND PLAN--VILLAGE FAIR

Petitioner: Earl Jensen/Village Fair.

Location: Southwest corner of 12th and Patterson Streets. A request to change from residential multi-family uses at 64 units per acre to planned business uses on .17 acre and a revised final plat and plan.

- a. Consideration of rezone.
- b. Consideration of revised final plan.
- c. Consideration of revised final plat.

I. Petitioner's Presentation

Chris Gray, representing Earl Jensen, presented a reduced version of the map to the Commission and began with a history of the project:

- o This is a revised final of the project approved in a different form in late 79, early 80. This submittal adds a piece of ground to the original revision.
- o Staff Concerns on the original revision submitted 12/1/81 have been considered on this proposal.
 1. Another driveway was added to reduce the curb cut to satisfy engineering concerns (we originally had two, now back to two).
 2. Clarification of our drive-through and canopy plans in keeping with engineering concerns regarding the radius into the drive-through canopy.
 3. Further requests by engineering resulted in deletion of two parking spaces; setback for restaurant was revised from 10' to 20'.
 4. Turning radius to service the restaurant has been clarified (55').

5. Realized trees were located 10' further west than we originally thought, so trees shown on 12/1 submittal have been shifted, which moves the parking lot over.
6. Easement widths, fire hydrant location, fire lanes have been discussed with Wes Painter--they are not requiring a fire lane in front of the building, but have asked we post fire lane, which will also serve as a service lane. Concern was regarding public parking.
7. Parking stalls are shown to be 18 1/2' deep, 24' driving lane, 9' wide. Bob Goldin informed me this afternoon that this is contrary to regulations, so we plan to "slip and slide" depths and widths, as we will lose a lot of parking by changing to 9 1/2'-wide stalls. We need to gain 3'. In 12/1 submittal we showed Mesa Federal Building closer to the street. We would like you to consider returning to 9' setback as on 12/1 submittal, which will give us enough room to widen our parking lot back out. Previous meeting Jim Bragdon checked site requirements with the 9' setback, verifying that it meets their requirements for the extension of Patterson.
- o Engineering drawings on irrigation and storm drainage will be provided.

II. Comments

Commissioner Litle was confused as to what they have before them isn't exactly as he wants it, asking if the 9' change (as originally approved) is now what he wants.

Chris Gray confirmed that indicating the Mesa Federal Building would be pushed north so that additional space could be incorporated into part of the driveway.

Commissioner O'Dwyer also expressed confusion as to the effect of moving the building and the parking area; he wondered if the canal road would be fenced; and, he voiced concern with the "tight" parking arrangement, noting that once it's done, future congestion problems then become the City's responsibility.

Mr. Gray said they agreed to a 6' chain-link fence on the original submittal. He commented that with financing and costs they have to be tight, but that he believed that there is an allowance in planned business/planned development for strict enforcement of building by building parking and that in many cases joint use of parking is allowed. Considering the 55,000 sq.ft. area in question, he feels that is adequate area available for joint or complimentary use.

Chairwoman Quimby countered that based on the type of development they are now proposing on this piece of property, they cannot do something that will demand a lot of parking, so parking may not be able to be shared.

Mr. Gray agreed that would have to be watched closely. He further illustrated a probable use was going to be a 4000 sq.ft. movie theater, parking requirements for which would be evenings and weekends -- a perfect compliment to the offices. He feels that parking will be no problem.

Chairwoman Quimby stated that this is a common remark made by petitioners who later discover they have miscalculated and parking is insufficient.

Commissioner O'Dwyer concurred, citing Cinema 25's parking problem as an example.

Mr. Gray noted, however, that there is twice the demand at that theater as there would be on this small one.

Chairwoman Quimby then asked for status report on the appraisal as requested by Parks and Recreation.

Mr. Gray answered that the appraisal is now complete and it is his understanding that it is needed prior to recording of the plat. He then expanded on plans for the right-of-way, indicating there is considerable distance from their property to existing sidewalks and his written comments were not as committal as Mr. Jensen's are going to be. Mr. Jensen wants to wait until Patterson is improved. Landscaping improvements will be coordinated with Parks and Recreation, proper permits, and will be done in conjunction with the overall development and construction.

Chairwoman Quimby chastised Mr. Gray for not having complied with regulations demanding complete development specifications prior to submission of the final plan.

Commissioner Dunivent agreed with Chairwoman Quimby adding that if this is approved as presented now, the Commission can expect to see this repeatedly in the future.

Mr. Gray replied that retail leasing was nearly completed and that upon city council approval, he will receive the directive to do retail drawings.

Chairwoman Quimby requested public comments.

III. Public Comments

Danny Louvens wanted to know if the trees marked with orange plastic flags were the ones to be removed.

Mr. Gray indicated those were the ones to be saved.

Earl Jensen, petitioner spoke up in favor of the proposal, apologizing for the changes, and clarified reasons for some of them. He stated a 12' setback would satisfy most concerns; regarding the parking concern, the restaurant is designed for 271 seats (271 inside, 44 alternative seats outside). Common use of parking is an important concern he hoped was understood by the Commission.

IV. Staff Comments

Bob Goldin mentioned the 24' isle space with 19' stall (shown on the 12/1 plan) is acceptable. (City parking requirements of 18.5 x 9 x 25 or 18.5 x 9.5 x 24 need to be satisfied.) The revision shows a change of 18.5' isle with 24' stall, a change in drive-up window, entrance way, curb cuts, etc. Staff has concerns with parking -- we took uses individually, arrived at 299 plus employee parking (based on straight zone). Other concerns include: handicap parking; blind walk ways; additional fire access and fire lane is required; trash pickup needs to be coordinated prior to recording in the event City may have to maintain; setback changed to 9' will require building permits until plat is recorded -- letter requested on that; signage will need to be submitted. Staff would like letter from bank indicating final change to drive-up window is acceptable. This plan would be acceptable as shown with the changes and comments cleared up.

Commissioner Transmeier clarified setback change from 15' to 12' would be acceptable.

Mr. Jensen agreed.

Alex Candelaria requested commitment letter from petitioners showing restaurant and bank will be provided with appropriate parking for proposed uses.

Commissioner O'Dwyer asked about Power of Attorney.

Bob Goldin indicated they would be obtained on Patterson, 12th Street for the City Engineer.

Chairwoman Quimby closed the public hearing and reminded the Commission three motions were needed.

MOTION: COMMISSIONER O'DWYER: "CONCERNING FILE #89-79, REZONE RMF-64 TO PB, I MOVE TO SUBMIT THIS TO CITY COUNCIL FOR APPROVAL."

Commissioner Dunivent seconded the motion.

Chairwoman Quimby summarized that the motion had recommended approval to the City Council and called for a vote. The motion carried unanimously.

MOTION: COMMISSIONER TRANSMEIER: "MADAM CHAIRMAN, ON 89-79, CONSIDERATION OF REVISED FINAL PLAN, I MAKE A MOTION WE SUBMIT TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE FOLLOWING STIPULATIONS:

1. SETBACK ON NORTH SIDE OF MESA FEDERAL BE 12' WITH APPROPRIATE SIZE PARKING SPOTS;
2. COMPLETION OF STAFF COMMENTS BE RESOLVED BEFORE SENT TO CITY COUNCIL."

Commissioner Dunivent seconded the motion.

Chairwoman Quimby summarized the motion and called for a vote. Motion was passed unanimously.

MOTION: COMMISSIONER TRANSMEIER: "ON FILE #89-79 VILLAGE FAIR REVISED FINAL PLAT, I RECOMMEND WE SEND THAT TO CITY COUNCIL FOR APPROVAL PENDING RESOLUTION OF CONCERNS OF STAFF AND STIPULATION ON THE 12' SETBACK."

Commissioners O'Dwyer and Dunivent seconded the motion.

Chairwoman Quimby summarized the motion, called for vote which carried 6-0.

Bob Goldin asked Commission for clarification of whether they considered the parking situation adequate or whether it needs to be negotiated (which would require major revisions to the plan).

Chairwoman Quimby commented they are satisfied with the 283 figure, given they do meet city standards and asked Bob to discuss the City Engineer's memo since his signature was based on the 1980 approval which has been revised significantly since. She also asked about the letter of protest by the City Engineer.

Goldin indicated the revised plat changed easements and there is concern by Staff as to how changes would affect the entire proposal. City Engineer had concerns on approved plat vs. revised plat regarding easement changes. One lot proposal had been approved and signed by the City Engineer under protest.

AGENDA ITEM #9--#101-81, CONDITIONAL USE AND REQUEST FOR VARIANCE OF FRONT YARD SETBACK ON WALNUT AVENUE.

Petitioner: Ron L. Bonds/Grand Junction Osteopathic Hospital
Location: Southwest corner of 12th St. and Walnut Avenue. A request of a conditional use for the expansion of the Grand Junction Osteopathic Hospital on 4.8 acres in a residential multi-family zone at 64 units per acre

and a request for a variance of the front yard setback on Walnut Avenue from 20 feet to approximately 5 feet.

- a. Consideration of conditional use.
- b. Consideration of variance of front yard setback.

I. Petitioner's Presentation

Len Riley, representing the Architect, Engineering and Contracting Company from St. Louis for the proposed expansion. Mr. Riley outlined their intentions of obtaining a conditional use permit to expand the hospital and a variance of front yard setback on Walnut Avenue, and answered the following concerns:

1. Sidewalks along College Place are not necessary because no ingress/egress to hospital exists there, and occasional emergency helicopter landings are executed there.
2. Staff indicated designated crosswalks are needed but we don't feel they are warranted.
3. We agree to the City request to divide Power of Attorney for paving alley, but since alley (11th St. to College Place) is already paved, Power of Attorney is not necessary.
4. Although landscaping plans were not submitted, they would prepare one.

Roger Zonwalt, Hospital Administrator, clarified new construction plans, summarizing placement of obstetrics/delivery wing, new patient wing, new lobby entrance, emergency wing, and remodeling plans.

Commissioner O'Dwyer asked for clarification on the two level plans regarding future expansion, frequency of helicopter landings, and location of emergency entrance.

Ron Bonds, President of the Hospital Board, felt a helicopter pad should not be constructed, routine landings are not anticipated, but in the event of an emergency this area is the most ideal.

Mr. Zonwalt explained the logistics of the location of the obstetrics wing to Commissioner Transmeier.

Chairwoman Quimby expressed concern about parking problems and Walnut Avenue congestion.

Mr. Zonwalt indicated it has not been a significant problem and that he felt most parking on Walnut was generated by apartment residents.

II. Public Comments--none offered.

III. Staff Comments

Staff concerns include the following, as expressed by Alex Candelaria: variance request relating to transitional-type block and precedence being established; College Place sidewalk is practical; Power of Attorney on alleyway being granted prior to City Council's final reading of proposal; Fire Dept. be provided final drawing of construction plans; Landscaping be included and approved by City Council; Sanitation needs trash pickup coordinated; separation is needed between pedestrian walkways and parking; handicap parking needs to be incorporated; sewer line and easement questions need to be resolved.

Chairwoman Quimby asked for clarification on whether 11th St. is a dirt road. It was established it is gravel.

Chairwoman Quimby closed the Public Hearing.

MOTION: COMMISSIONER LITTLE: "MADAM CHAIRMAN, I MOVE THAT FILE #101-81 CONDITIONAL USE FOR THE GRAND JUNCTION OSTEOPATHIC HOSPITAL BE SENT TO CITY COUNCIL FOR APPROVAL, PER STAFF COMMENTS (LANDSCAPING PLANS, INTERNAL CIRCULATION, PARKING, TRASH PICKUP, SEWER, EASEMENT, ETC.)."

Commissioner O'Dwyer seconded the motion.

Chairwoman Quimby summarized the motion, called for a vote, and it passed unanimously.

MOTION: COMMISSIONER LITTLE: "FILE 101-81, CONSIDERATION OF GROUNDS FOR FRONT YARD SETBACK, I MOVE WE FORWARD TO CITY COUNCIL AND RECOMMEND APPROVAL."

Commissioner Transmeier seconded the motion.

Chairwoman Quimby summarized the motion, called for a vote. The motion carried unanimously.

MOTION: COMMISSIONER LITTLE: "MADAM CHAIRMAN, CONCERNING FILE 101-81, I MOVE THAT 15' UTILITY EASEMENT BE GRANTED SIMULTANEOUSLY WITH REQUEST FOR VACATION OF EXISTING EASEMENT PER STAFF REVIEW."

Chairwoman Quimby repeated the motion, and called for a vote which passed unanimously. She then commented that the front yard setback variance is unique to the Osteopathic Hospital and hopes it does not establish a precedence.

AGENDA ITEM #10--#105-81, REZONE RMF-64 TO PB AND OUTLINE DEVELOPMENT
PLAN--HODGES ADDITION

Petitioner: Eacel Hodges
Location: 2048 North 12th Street. A request to change from residential multi-family uses at 64 units per acre to planned business uses on 2.69 acres.

- a. Consideration of rezone.
- b. Consideration of variance of front yard setback.

I. Petitioner's Presentation

Arnold Hottovy, Armstrong Associates, summarized request and added the following points:

- o Hodges family has owned property for 50 years and want a nice planned business area to be developed.
- o In addressing concerns on alternative uses, Hottovy indicated general feeling shows preference for business rather than high density apartments or housing, based on a neighborhood survey. He feels their plan is compatible with the area.
- o Answering opposition to the 20' access off 13th St., owners prefer to keep that as an emergency access and block it off as use to this development.
- o Fire protection concerns will be met.

II. Public Comments

Mr. Hodges is in favor of proposal as it will provide less stress on the area.

Mr. Beldon spoke up in favor of the proposal.

Arnold Jacobs, 2513 No. 13th, expressed mixed feelings on the proposal and noted his concern regarding the irrigation ditch.

Mr. Hottovy indicated the irrigation will be handled and some screening will be done.

Chairwoman Quimby clarified Planning Commission procedure indicating all negotiations should be done prior to preliminary plan so that final stage allows for approval of plan only.

III. Staff Comments

Bob Goldin addressed staff concerns including Fire Dept. comments, and whether existing building can be adequately protected, 12th Street corridor policy revisions required, ingress/egress clarification requested, precedent being established by allowing first planned business along 12th.

Mr. Hottovy said he had correspondence from the Fire Department, had not acquired final approval from them but would contact the appropriate personnel to resolve that issue prior to City Council.

Alex Candelaria noted that Conditional use (R4,R3) under previous regulations has been deleted in present regulations.

Mr. Hodges commented that the 20' ingress/egress off of 13th Street would be for fire and garbage trucks.

Staff indicated that if that were true then 13th Street will be impacted by other than emergency vehicles and there is more of an encroachment into the neighborhood.

IV. Planning Commission Discussion

Commissioner Litle expressed his concern regarding encroachment into the residential neighborhood.

Staff offered an alternative to rezoning only the front half and leaving the back half unresolved.

Mr. Hodges stated that was not an option, that he would develop the back half in Phase 2.

Discussion ensued regarding location of present and future businesses in relationship to the current single-family residential area, repercussions of such a rezone, interior of lot. The Planning Commission has dealt with Corridor Policies on 1st Street in regard to revisions to allow business oriented uses and thus needed an opportunity to review 12th Street policy.

Chairwoman Quimby closed the public hearing and summarized motions needed.

MOTION: COMMISSIONER TRANSMEIER: "I MAKE A MOTION THAT FILE #105-81 BE TABLED FOR FURTHER STUDY ON 12TH STREET POLICY UNTIL THE JANUARY 26TH MEETING."

Commissioner Dunivent seconded the motion.

Chairwoman Quimby summarized the motion, called for vote which carried unanimously.

Bob Goldin requested time frame for development of proposal phases from petitioner. There was discussion as to an appropriate time frame.

AGENDA ITEMS #11 AND #12

Chairwoman Quimby noted that Agenda Items #11 (#102-81, REZONE RSF-8 TO PR-8 AND PRELIMINARY PLAN--TREE HAVEN) and #12 (#106-81, REZONE RSF-4 TO PR 10.2 AND PRELIMINARY PLAN--GREEN VALLEY TOWNHOMES) had been pulled from the agenda.

Referring to Green Valley Townhomes and Crestview, Chairwoman Quimby reminded Tom Logue of a previous Planning Commission directive requesting packets not be forwarded to them. The Commission should be provided only with necessary material. Staff has been instructed not to send these packets at the City's expense.

Tom Logue said he had reviewed the packets for accuracy.

Chairwoman Quimby referenced the inclusion of an incorrect map.

Logue said he would try to clear the situation up.

AGENDA ITEM #13--#92-81, HAWTHORNE PLACE AT CRESTVIEW (FORMERLY CRESTVIEW III)--FINAL PLAT AND PLAN

Petitioner: Todd Deutsch, Towne Properties, Ltd.

Location: Northwest corner of 27.5 Road and F.25 Road. A request for a final plat and plan of 83 units on 11.5 acres in a planned residential zone at 8 units per acre.

- a. Consideration of final plat.
- b. Consideration of final plan.

I. Petitioner's Presentation

Tom Logue representing the petitioners summarized the final configuration indicating the following changes:

- o Half-street improvements to 27 1/2 Rd. would be completed along entire property line, including sidewalk.
- o On-going meetings with Fire Department to resolve turn-around question at end of parking lots.
- o Fire flow issue.
- o Open space approval has yet to be provided to Staff.

Chairwoman Quimby questioned Tom on number of units and status of appraisal.

Logue answered 83 units plus existing single family; the appraisal is still being completed and will be done prior to City Council meeting.

II. Public Comments -- none present.

III. Staff Comments

Bob Goldin commented that Power of Attorney and copy of covenance was needed.

Tom Logue asked about acquiring Improvement Agreement rather than Power of Attorney.

Goldin replied that would have to be resolved prior to City Council.

Alex Candelaria requested written agreement from the Fire Department regarding turn-around.

Bob Goldin indicated water pressure for adequate fire flow requirements are also, as well as parking needs to meet City standards.

Chairwoman Quimby closed the public hearing.

MOTION: COMMISSIONER DUNIVENT: "I MAKE A MOTION ON ITEM #92-81, FINAL PLAT THAT WE SUBMIT IT TO CITY COUNCIL FOR APPROVAL SUBJECT TO STAFF CONCERNS BEING RESOLVED."

Commissioner Rinker seconded the motion.

Chairwoman Quimby summarized the motion, called for a vote which carried the motion unanimously.

MOTION: COMMISSIONER DUNIVENT: "I MAKE A MOTION ON ITEM #92-81, FINAL PLAN BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL SUBJECT TO ALL STAFF COMMENTS AND CONCERNS BEING RESOLVED PRIOR TO."

Commissioner Rinker seconded the motion.

Chairwoman Quimby summarized the motion, called for a vote. The motion was carried unanimously.

Alex Candelaria reminded the Commission that this was formerly Crestview III.

AGENDA ITEM #14--ADJOURNMENT.

The meeting was adjourned by Chairwoman Quimby at 11:30 p.m.