

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- April 26, 1983  
7:30 pm - 8:45 pm

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

In attendance, representing the City Planning Commission were:

Miland Dunivent	Jack Ott
Dick Litle	Jane Quimby
Susan Rinker	

(Commissioner Bill O'Dwyer was absent)

In attendance, representing the Planning Department were:

Bob Goldin      Don Warner      Janet Stephens

Rachelle Daily of Sunshine Business Services, was present to record the minutes.

There were approximately 14 interested citizens present at the beginning of the meeting.

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Chairman Transmeier called the meeting to order and explained that the items heard tonight will go on to City Council whether they are approved or disapproved, unless the petitioners asks for them to be removed.

**I. APPROVAL OF MINUTES.**

Chairman Transmeier asked the Planning Commission for a discussion on the minutes of the 3/29/83 GJPC Public Hearing.

**MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, I MOVE THE MINUTES OF THE MARCH 29, 1983 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING BE APPROVED AS PRESENTED."**

Commissioner Litle seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried unanimously by a vote of 5-0.

**II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR VISITORS.** There were no announcements.

### III. FULL HEARING

#### 1. #3-83 (2 of 2) VILLA PARK TOWNHOMES - FINAL PLAT AND PLAN

Petitioner: Fred and Tommie Peaslee.

Location: South of B.75 Road, approximately 240 feet East of 27 Road.

A request for a final plat and plan of 24 units on approximately 2.99 acres in a planned residential zone at 10 units per acre.

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

#### PETITIONER'S PRESENTATION

Tamara Ollinger, Colorado West Engineering, introduced the proposal, stating that all requirements and concerns have been met. She mentioned that the improvements to B 3/4 Road still needed to be resolved and it is their understanding that City Council will be acting on an Improvements District for B 3/4 Road in either June or July. She further stated that they believe the Improvement District would be the best solution to this location, but if it is not approved, the developer has agreed to improve the south side of B 3/4 Road (from 27 Road east to the entrance of Villa Park Townhomes), as requested by Planning Staff and Planning Commissioners at the preliminary hearing.

#### PLANNING STAFF PRESENTATION

Bob Goldin said the technical issues involving irrigation to the adjacent property owners and whether this would be a public right-of-way have been resolved. Parking availability (both on-street and island parking) in terms of overflow parking still remains a concern. Bob referenced a letter (which the GJPC has copies of) from Mr. Duane Scott regarding B 3/4 Road improvements which stated that he would not participate in any improvements as he feels it is the developer's responsibility. Staff's major concern is with B 3/4 Road, the fact that half-street improvements are not really an option at this time, and Staff suggests that no decision be made until City Council decides on the Improvement District.

#### PUBLIC COMMENTS

There were no comments either in favor or against the proposal.

**DISCUSSION BY PLANNING COMMISSION**

There was no discussion.

Chairman Transmeier closed the public hearing and asked for a motion to be heard.

**MOTION: (COMMISSIONER LITTLE) "MR. CHAIRMAN, I MOVE IN CASE #3-83, VILLA PARK TOWNHOMES, REQUEST FOR FINAL PLAT, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

Commissioner Rinker seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried 5-0.

**MOTION: (COMMISSIONER LITTLE) "MR. CHAIRMAN, I MOVE IN CASE #3-83, VILLA PARK TOWNHOMES, REQUEST FOR FINAL PLAN, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT UPON: THE STREET IMPROVEMENT DISTRICT BEING APPROVED OR RE-REVIEWED PRIOR TO CONSTRUCTION; AND ALL OTHER STAFF AND REVIEW AGENCY COMMENTS."**

Commissioner Quimby seconded the motion.

**DISCUSSION OF THE MOTION:**

Chairman Transmeier asked for the timetable of the project.

Tamara Ollinger responded that the project is an 18-month construction schedule and should begin in May.

Chairman Transmeier repeated the motion and called for a vote. The motion carried by a vote of 5-0.

**2. #9-83 NORTHSTAR SUBDIVISION - FINAL PLAT**

Petitioner: Valley Ventures/Larry Mattison.  
Location: Northeast corner of 28 Road and Walnut Avenue.

A request for 20 lots on approximately 3.23 acres in a residential single-family zone at 8 units per acre.

Consideration of final plat.

**PETITIONER'S PRESENTATION**

Katie McIntyre, Paragon Engineering, introduced the project and noted that Larry Mattison was present for questions. She pointed out two differences in the final plat presented tonight (from the preliminary). The proposal now shows 32' of asphalt with a 6' monolithic curb, gutter and sidewalk on both sides, and the large area to the north of the project has been added and designated as "canal right-of-way." Katie stated that all technical concerns have been resolved.

**QUESTIONS**

Commissioners Dunivent and Litle questioned Katie on the irrigation water on the east side.

Katie responded that the existing irrigation ditch on the east side presently serves one property owner, that a gravity irrigation system will be built for this subdivision, and adjacent property owners will be offered a chance to participate on a pro-rated basis. She stated that letters have been sent to the adjacent property owners, some of which have responded and indicated that they would like to participate. Katie also indicated that the waste water ends up at Indian Wash.

Chairman Transmeier asked Katie if each and every site would have water available.

Katie answered yes.

Commissioner Quimby asked for the timeframe for the development.

Larry Mattison replied: "Start of construction - 45 days to two months; 18 months to completion, depending on sales."

## STAFF COMMENTS

Bob Goldin reviewed some of the items that had been discussed previously, noting that the concerns and technical issues have been resolved.

Chairman Transmeier specifically asked Bob about the availability of overflow parking.

Bob Goldin answered that there would be parking on both sides of the street and overflow parking will not be available except for the on-street parking.

## COMMENTS

Commissioner Quimby commented that the Commission has neglected to mention the one-year start-up requirement on both this project and the one previously discussed.

Chairman Transmeier explained that all projects have a one-year permit for start of construction and those not started within that timeframe are subject to re-review.

## PUBLIC COMMENTS

FOR THE PROPOSAL: There were no comments from the public in favor of the project.

### AGAINST THE PROPOSAL:

Doug Sawtell, 2806 Walnut Avenue, stated that he was previously concerned with the width of the street and the utilization of the irrigation water, but now feels that the street width is "okay now." He asked whether the irrigation system will be a pressure or gravity system.

Katie answered that it would be "gravity."

Mr. Sawtell then said he is satisfied with the plan, and that he is particularly interested in the option for using the water tap.

Bob Goldin referenced the minutes for the last meeting and Mr. John Phillips' letter which indicated he had one share and was the only one using it. Mr. Phillips was concerned that he would be affected adversely.

Mr. Sawtell then indicated that he is not really in opposition to the project as his concerns have been satisfied.

Chairman Transmeier asked if the roadway would be 32' of pavement and whether Mr. Phillips was the only person that has water rights on the ditch now.

Katie McIntyre answered yes to the pavement question and Larry Mattison responded to the water rights questions by saying that the records show four people have water rights; one person is listed incorrectly as he lives in Fruita; one is Mr. Phillips, and the other two couldn't be reached. Katie and Larry both confirmed that Mr. Sawtell had been contacted by letter and that he (Mr. Sawtell) had responded that he would be interested in the water tap option.

There was no further discussion. Chairman Transmeier then closed the public hearing.

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #9-83, NORTHSTAR SUBDIVISION FINAL PLAT, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF AND REVIEW AGENCY COMMENTS AND THAT THE PLAN BE STARTED WITHIN ONE YEAR, AS GOVERNED BY PLANNING REGULATIONS."**

Commissioner Quimby seconded the motion.

#### **DISCUSSION OF THE MOTION**

Commissioner Little asked whether there would be storage on the property (in relation to the gravity irrigation system).

Larry Mattison replied that there would be a storage area measuring 7' deep X 3 1/2' across. He added that they are asking property owners who join the system outside of the subdivision to either rent or purchase a share as part of the requirements to belong to it.

Chairman Transmeier then repeated the motion and called for a vote. The motion carried by a vote of 5-0.

3. #17-83 CONDITIONAL USE - BEER AND WINE LICENSE

Petitioner: Airport Quality Inn.  
Location: 733 Horizon Drive

A request for a conditional use for a beer and wine license on approximately .07 acre in a highway-oriented zone.

Consideration of conditional use.

**PETITIONER'S PRESENTATION**

No one was present to represent the proposal.

Chairman Transmeier closed the public hearing.

**MOTION: (COMMISSIONER LITLE) "MR. CHAIRMAN, I MOVE ITEM #17-83, CONDITIONAL USE, BEER AND WINE LICENSE FOR AIRPORT QUALITY INN, BE TABLED UNTIL WE HEAR FROM THE PETITIONERS."**

Commissioner Quimby seconded the motion and suggested that Planning Staff notify the petitioners that no one was present and see if they want to reschedule for the next hearing.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried, 5-0.

[Commissioner Quimby asked to be excused from the Planning Commission in consideration of the following item, so there would be no perceived conflict of interest. Chairman Transmeier approved her request.]

**4. #21-83 VACATION OF ALLEY**

Petitioner: First National Bank of Grand Junction.  
Location: The alley between 4th and 5th Streets and White and Grand Avenue.

A request to vacate the alley.

Consideration of alley vacation.

**PETITIONER'S PRESENTATION**

John Fredericks, 216 30 Road, representing the First National Bank, discussed the proposal. The reason for the request is that the site development plan for the proposed bank will actually cover the alley.

Commissioner Litle asked if they are going to assist in relocating the utilities underground, and what is planned for the utilities for the part of the alley that is not going to be vacated.

Mr. Fredericks confirmed that the petitioner intends to relocate the utilities underground and stated that it is his understanding that the utilities in the unvacated section will remain above-ground.

Bob Goldin stated that the architect from Denver has not totally clarified that part of the plan (regarding the above-ground utilities). Staff does not foresee any problems but it does need to be clarified.

Don Warner noted that the sewer has to be relocated too.

**STAFF COMMENTS**

Bob Goldin stated that the technical comments have been resolved.

**PUBLIC COMMENTS**

There were no comments either in favor or against the project.

Chairman Transmeier closed the public hearing and requested a motion.



**MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN,, ON ITEM #21-83, VACATION OF ALLEY BETWEEN 4TH & 5TH STREETS AND WHITE AND GRAND AVENUE, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF AND REVIEW AGENCY COMMENTS, AND BASED ON THE DEDICATION OF THE NEW ALLEY AND THE RELOCATION OF THE NEW UTILITES.**

Commissioner Litle seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried 4-0. (Commissioner Quimby was excused from considering this item.)

**5. #18-83 REZONE RMF-64 TO PB AND JERRY OTERO OFFICE BUILDING FINAL PLAN**

Petitioner: Jerry Otero.  
Location: 850 Grand Avenue.

A request to change from a residential multi-family zone at 64 units per acre to a planned business zone and a final plan on approximately .17 acre.

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

**PETITIONER'S PRESENTATION**

Jerry Otero was present to discuss the proposal. He told the Commissioners that this project was a renovation of an existing structure to house his law office and possible rental units. He discussed the parking and access issue.

1. Mr. Galean of Frontier Adjusters has agreed to an easement across lots 17 and 18. Mr. Otero will be using access across Mr. Galean's lots and the parking area will be shared.
2. The easement will run with the land, is perpetual in nature, will attach to his lots, and will encumber his property.
3. There will be an agreement for maintenance -- jointly provided for by the property owners on an equal basis.
4. The residential characteristics of the neighboring area will be maintained. No major alterations will be made other than a brick front to the building.

## PLANNING STAFF

Bob Goldin thanked Mr. Otero for his help on solving the access problem. Staff's only concern is with obtaining a copy or looking at the easement agreement between Mr. Otero and Mr. Galean. Staff would also like to look at the parking arrangements prior to City Council approval. Bob also noted that the landscaping issue will be taken care of, and that concerns by two adjacent property owners that the alleyway not be used as an access have been resolved.

Chairman Transmeier asked about the width of the entryway.

Bob Goldin stated that Staff would like to see a minimum of 11-12' (standard lane width), and that one lane type of access would be adequate, as long as Staff can verify that it is in accordance.

Chairman Transmeier asked what the surface material would be.

Bob said that needs to be worked out with Mr Otero and Mr. Galean.

## PUBLIC COMMENTS

There were no comments either in favor or against the proposal.

## PETITIONER'S REBUTTAL

Mr. Otero replied that they will work with Planning Staff to be sure that their parking and easement arrangements meet the requirements.

Chairman Transmeier closed the public hearing and called for a motion.

**MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #18-83, REZONE RMF-64 TO PLANNED BUSINESS, JERRY OTERO OFFICE BUILDING, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

Commissioner Rinker seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried 5-0.

**MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #18-83, CONSIDERATION OF FINAL PLAN, OTERO OFFICE BUILDING, I RECOMMEND WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL OF THE REVISED PARKING PLAN AND THAT STAFF IS PROVIDED WITH A COPY OF THE LEGAL EASEMENT, AND THAT ALL OTHER STAFF COMMENTS BE RESOLVED."**

Commissioner Ott seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried 5-0.

**6. #19-83 REZONE RMF-64 TO PB AND COMMUNITY HOSPITAL - FINAL PLAN**

**Petitioner:** Lincoln Park Osteopathic Hospital Association-Grand Junction Osteopathic Hospital and Doctors Clinic Building/Roger C. Zumwalt.

**Location:** Northeast corner of Orchard Avenue and College Place and the Southwest corner of Walnut Avenue and 12th Street.

A request to change from residential multi-family uses at 64 units per acre to planned business uses and a final plan on approximately 4.9 acres.

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

**PETITIONER'S PRESENTATION**

Loran Dake, 2002 South Broadway, Agent for Community Hospital, outlined the proposal:

1. They plan to build a new emergency care facility onto the north wing.
2. They plan to post the appropriate signage for identification of the hospital.

## QUESTIONS

Commissioner Quimby expressed concern with the helipad location and asked if the Hospital Association had contacted any neighbors regarding their plans for the helipad, and if so, what their response was.

Mr. Dake said that the hospital administration has had conversations with 1 or 2 property owners and that there has not been any major concern since they do not intend to develop a "heliport" perse; the plan is for it to be used only for emergency situations; the helicopter will not be parked there on a "standby" type of condition -- it is intended to be available only for "catastrophic situations."

Commissioner Quimby stated that she feels more comfortable with the plan if it is only going to be used for that type of situation. She further noted that the neighborhood is not conducive to regular usage, like St. Mary's Hospital helipad. She then reminded Mr. Dake of the one-year timeframe regarding their building schedule.

## STAFF COMMENTS

Bob Goldin indicated that the helipad was the majority of the discussion from the various Review Agencies. Staff would like clarification on the alleyway improvement question. The City Engineer has asked for the unimproved portions of the alley and 11th Street to be improved to City Standards. Staff would like to have assurance and direction on this comment regarding the petitioner's responsibility. (If approved, subject to staff comments, the petitioner will be obligated to fulfill those improvements.) Bob also reminded the petitioner that they will have to come in for curb cut permits and site distance for signage will be checked at that time. A future issue that may arise would be dealing with the construction of a raised median.

## QUESTIONS

Commissioner Dunivent asked why the petitioner shouldn't be responsible for improving the alley and 11th Street up to City Standards.

Commissioner Quimby commented that she personally feels it should be improved up to City Standards.

Mr. Dake discussed these questions. He stated that the alleyway has been improved (asphalted), and that the 11th Street right-of-way serves no particular purpose so they

don't feel it needs to be paved with curb and gutter to access the back of the hospital. 11th Street is graveled half way and has historically served as access to the church. 99.9% of the access to the hospital is off of Orchard or off the alley at College Place.

Commissioner Quimby asked if the hospital intends to come back and ask for vacation of that street.

Mr. Dake answered yes.

Ron Rish, City Engineer, discussed the consistency of handling Dedicated Right-of-Ways.

Bob Goldin, Planning Staff, suggested that the improvements could be "subject to the alleyway vacation being applied for," and then if for some reason the alleyway and street vacation is denied, the situation could be re-reviewed at that time regarding improvements and a time frame could be placed on the submittal for the alley vacation.

Chairman Transmeier asked if there were any regulations regarding helicopter landings.

Don Warner said that is turned over to the FAA.

Mr. Dake added that FAA approval isn't necessary to land one in your back yard, but you do need their approval for a helipad.

Don Warner discussed signage regulations with Mr. Dake to clarify their placement. He noted that the word "emergency" can be in the Right-of-Way but no other details can be visible in the ROW ("Hospital Emergency" would be allowed). Mr. Warner informed Mr. Dake as to which signs needed to be moved on the property.

Chairman Transmeier closed the public hearing.

**MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #19=83, REZONE RMF-64 TO PB, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."**

Commissioner Little seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried 5-0.

**MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #18-83, COMMUNITY HOSPITAL FINAL PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, TAKING INTO CONSIDERATION: (1) STAFF COMMENTS; (2) THAT A MORE DEFINED DEFINITION OF THE AMOUNT OF USAGE OF THE HELIPAD WILL BE SUBMITTED; (3) THAT, EITHER 11TH STREET AND THE ALLEY BE IMPROVED, OR AN APPLICATION FOR VACATION BE APPLIED FOR NO LATER THAN THE MAY 1983 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING; AND (4) THAT THE TRAFFIC FLOW IS DESIGNED IN ANTICIPATION OF A RAISED MEDIAN BEING INSTALLED ON 12TH STREET."**

Commissioner Dunivent seconded the motion.

Chairman Transmeier repeated the motion, called for a vote and the motion carried by a vote of 5-0.

The public hearing was adjourned at 8:45 p.m.