

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- May 31, 1983
7:30 pm - 8:05 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:

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| Miland Dunivent | Jack Ott |
| Dick Little | Jane Quimby |
| Susan Rinker | Bill O'Dwyer |

In attendance, representing the Planning Department were:

Karl Metzner Don Warner Janet C.-Stephens

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

There were approximately 5 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 ask for them to be removed.

I. APPROVAL OF MINUTES.

Chairman Transmeier asked the Planning Commission for a discussion on the minutes of the 4/26/83 GJPC Public Hearing.

MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, I MOVE THE MINUTES OF THE APRIL 26, 1983 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING BE APPROVED AS PRESENTED."

Commissioner O'Dwyer 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, presentations or visitors.

III. FULL HEARING

1. #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

Stephen Minall, Owner/Manager of Goodpastures, Inc. located at the Airport Quality Inn, presented the request. He indicated that they have lost a great deal of business due to not having beer and wine available (particularly during the Christmas season). They intend to keep a low-key menu.

Chairman Transmeier referenced the minutes on record taken at the time of the original request for the restaurant where Mr. Goodpasture commented that "it is the intention of the restaurant to serve natural, wholesome foods, naturally squeezed fruit and vegetable juices and no alcohol, and the plan is to keep it that way."

Mr. Minall acknowledged that statement and added that although the original plan was to keep it that way, they have realized a great loss of revenue (and functions during the Christmas season) which is why they are applying for it now.

Commissioner Litle asked Mr. Minall if they intend to have only a service bar only.

Mr. Minall answered, "Just a service bar, serving three kinds of beer and two types of wine served from the pantry area."

Commissioner O'Dwyer asked what their intentions might be two years from now.

Mr. Minall replied that their restaurants in California have never had a beer and wine license; this is the first time they have been involved in a hotel situation and have realized it is necessary to have beer and wine available. There is no foreseeable plan to expand to a full bar since there is insufficient room to do so.

Commissioner Quimby raised the question on the available parking spaces since the Commissioners are still concerned with that issue.

Mr. Minall stated that there should be adequate parking once Larry Feather's construction is completed.

Commissioner Litle pointed out that they should have 162 paved spaces but there are only 148 spaces now.

STAFF PRESENTATION

Janet Stephens stated that after three site checks she found there to be 146 paved spaces and 16 graveled spaces for employee, hotel and restaurant parking (for a total of 162 spaces). Staff is concerned with the parking situation (162 paved spaces are required); all other issues have been resolved.

Discussion ensued between Planning Staff and the Commissioners regarding the number of parking spaces.

Mr. Minall indicated there are 110 rooms in the hotel; they are "running about 65% full at this time and they anticipate about 75% during the summer." He further stated that he thought they were only 10-11 spaces short but finds now that they are 16 short. He also noted that Rodeway Hotel is 65 spaces short and they are operating at full volume.

Don Warner pointed out that there is a lot of extra unimproved space behind the facility.

Mr. Minall told the Commissioners that he had talked with Larry Feather today and Larry indicated he is going ahead with the construction of his project which will provide the Airport Quality Inn with the additional 42 spaces, which the petitioner intends to blacktop upon completion.

Commissioner Quimby asked Mr. Minall if he knew the timeframe for Mr. Feather's construction to be completed.

Mr. Minall responded that Larry estimated 60 days from start to finish.

PUBLIC COMMENTS

IN FAVOR: None

IN OPPOSITION: None

QUESTIONS

Commissioner O'Dwyer asked Mr. Minall if they had an "agreement in hand" with Mr. Feather.

Mr. Minall confirmed that they do, and that there is a 99-year time limit attached to that agreement.

Chairman Transmeier closed the public hearing.

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, ON ITEM #17-83, CONDITIONAL USE, BEER AND WINE LICENSE FOR THE AIRPORT QUALITY INN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

Commissioner Litle seconded the motion.

DISCUSSION OF THE MOTION:

Commissioner Rinker moved to amend the motion by adding:

"SUBJECT TO THE PETITIONER BLACKTOPPING THE MINIMUM OF 162 PARKING SPACES BY OCTOBER 1, 1983."

The Commissioners discussed the motion and agreed to add the amendment.

Chairman Transmeier repeated the motion, included the contingency, and called for a vote. The motion carried by a vote of 5-1 (Commissioner O'Dwyer voted against the request).

2. #27-83 CONDITIONAL USE - HOTEL-RESTAURANT LIQUOR LICENSE, H.J. HUSTON'S INC.

Petitioner: H.J. Huston's Inc.
Location: 2839 North Avenue

A request for a conditional use for a hotel-restaurant liquor license on approximately .19 acre in a light commercial zone.

PETITIONER'S PRESENTATION

Mr. Robert Traylor, Attorney for H.J. Huston's Inc., presented the request, by explaining that the restaurant is being changed to a full-service restaurant that will serve drinks with dinner. He noted that there will not be a bar,

bartender or bar stools; drinks will be dispensed from a machine by the waitresses.

Mr. Traylor then introduced Mr. Hans Lull (President of the Corporation and General Manager of the Restaurant) and Louie Anaya (Secretary of the Corporation) from the audience.

Mr. Traylor continued his presentation with the following discussion:

. All the review agency comments have been addressed except for the Quit Claim to the State Highway Department of the additional 10' -- which was an oversight at the time Western Steer Restaurant was constructed. He indicated that the petitioners will obtain the Quit Claim.

. The parking lot bordering the access to the trailer park was a concern, and the petitioner's have agreed to designate that as employee parking.

QUESTIONS

Chairman Transmeier asked if the license request is for the interior of the building only, and what the hours of operation will be.

Mr. Traylor replied that the proposal includes adding a deck area adjacent to the north side of the building (fronting North Avenue) which will be fenced.

Mr. Lull furnished the Commissioners with a brief history of his background and philosophy of managing restaurants, and further explained his intentions for H.J. Huston's, Inc. Highlights of his presentation included: There will not be a visible "bar"; they are converting one section of the existing restaurant to cater to banquet groups; the main dining area will be in the front section of the building; and they will be serving in the patio area out front which is fenced and decorated with plants. The hours of operation will be 11:00 a.m. - 11:00 p.m.

Commissioner O'Dwyer asked whether the north-south street that passes by the restaurant (accessing the trailer park) is a dedicated street, as he is concerned with fire vehicle access.

Don Warner responded that all the land is owned by one man, and Mr. Lull noted that it is all open space and the Fire Department did not have any objections.

Commissioner Quimby stated that she would like to be certain that there will not be any problem with the additional 10' of right of way on North Avenue.

Mr. Lull assured Commissioner Quimby that it will be taken care of, along with putting in the sidewalk.

Mr. Traylor indicated the 10' right of way will be taken care of by June 13, 1983.

STAFF PRESENTATION

Janet Stephens stated that Staff's only concern is with the ROW and suggests June 13, 1983 as the deadline for the Quit Claim Deed.

PUBLIC COMMENTS

IN FAVOR: None

IN OPPOSITION: None

Chairman Transmeier closed the public hearing.

MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, CONCERNING ITEM #27-83 -- CONDITIONAL USE HOTEL-RESTAURANT LIQUOR LICENSE FOR H.J. HUSTON'S, INC. 2839 NORTH AVENUE -- I WOULD LIKE TO MOVE THAT WE SEND THIS REQUEST TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL CONTINGENT UPON THE ACQUISITION OF THE ADDITIONAL 10' OF RIGHT OF WAY WITHIN TWO WEEKS (JUNE 13, 1983)."

Commissioner Rinker seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried, 5-1 (Commissioner O'Dwyer voted against the proposal).

The public hearing was adjourned at 8:05 p.m.