

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 31, 1973

MINUTES

1. Members Present: Acting chairman Levi Lucero, Dick Youngerman, Ray Paruch, Eugene McEwen, Blake Chambliss and Jerry Wilds.
2. Approval of minutes of previous meeting:
Minutes were approved as mailed.
3. Request for rezoning: Lots 10 thru 17, Block 1, Overhill Annex from R-1-C (One family residence) to R-3 (Multi-family residence) West side of 13th St. from Mesa to Orchard.

Don Warner gave a description of the property in question. Chairma Lucero asked for opponents. Mr. Claycomb was present to represent opponents. He presented a petition against the rezoning signed by 62 residents of the area. The principal reasons for opposition to the zone change are:

1. Substantial increase in vehicle traffic which would result from occupants of the proposed apartment units on streets not designed or suitable to carry increased traffic; and
2. Further reduction in water pressure, already inadequate to serve the existing residents in the area.

Mr. Bill Huber was present to speak in favor of the zoning change. He submitted two pages of information on the zoning change. One page showed a drawing of the area in question and the other page listed the advantages and disadvantages of the rezoning. George Theisen was present and stated that originally the land in question was provided to screen the shopping area from residents. Mr. Theisen is opposed to increased density of people. Bill Thompson was also present and he is opposed because once the property is rezoned, he feels there is no guarantee that what is said is what will be done to the area in the future. Joe Barns gave a brief history of the Skaggs-Albertsons area and stated that this area was to be a buffer zone between the shopping center and the residential area. Mr. Claycomb discussed the traffic problem and stated that apartments would be used by students as well as adults since it is so close to the college. The homeowners do not want the traffic problems that go with apartments. He did not see how apartments could increase the value of the homes in the area, in fact, it worked to the contrary. He also felt that multi-story apartments would distract from the view. Bill Huber stated that multi-stories were not planned, and that the added traffic would not be that bad.

Don Warner said that one of the items on today's agenda was the question of number of parking spaces required per dwelling and that the audience had no way of knowing this. As to water pressure, new circulation lines were installed when Skaggs-Albertsons was opened.

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Barbara Chambliss was present and stated that 1. The street was not wide enough to accomodate increased traffic and parking and; 2. Even if you have off-street parking, that does not mean that the residents will use it. Traffic will be a problem if students are in the apartments as they are in and out at unusual hours.

Mr. Bill Armstrong spoke against the zoning change because original zoning change was made with the agreement that the buffer area would remain. Mesa was supposed to be widened and it was not done. Mrs. Wm. Everheart was present and stated that she felt there would be a traffic problem and the property values would be lessened if the rezoning was approved. Mr. Al Troster discussed water pressure and stated that he was opposed to the zoning change. Barbara Chambliss noted that 62 people signed the petition against the rezoning. Levi Lucero asked for additional comments, there were none and the hearing was closed. Eugene McEwen asked for a brief history of the area. Don Warner gave a brief review. A fence was originally suggested behind Skaggs-Albertsons to avoid traffic to the residential area. Dick Youngerman asked what the difference was between R-2 and R-3. Mr. Warner gave a description of each zone. Mr. McEwen asked what was the maximum number of units which can be used in this zone. Mr. Warner said that 50% land coverage was the maximum. Ray Paruch stated that he feels that the residents have a right to oppose and he agrees with them. Mr. Youngerman asked Mr. Huber if he could operate with a smaller zone. He felt that maybe the residents and the developer could work out a solution. Mr. Engelke stated that the present zoning would allow 4 plexes and duplexes under bulk development. Mr. Warner suggested the possibility of Bulk Development as it has to be presented as a plan and nothing could be built except what was on the plan. This would erase a lot of the doubts of the residents of the area. Dick Youngerman made a motion to table this and look into a study of R-2, Ray Paruch seconded. Mr. Huber then stated that he wants a suggestion from the commission. He wants a yes or no answer today. Motion and second withdrawn. Dick Youngerman made a motion to approve R-3, Eugene McEwen seconded, it did not pass. All members voted against the motion.

4. Proposed zoning I-2 on newly annexed area: (IDI)

Don Warner gave a description of the property. Mr. McEwen asked if the property included more than IDI property. Mr. Warner said yes, it is the total annexed area. Mr. Lucero asked for comments from the audience. Bob Gerlofs was present to answer any questions. There were none. Dick Youngerman made a motion to approve the zoning, Jerry Wilds seconded and it passed with Eugene McEwen abstaining.

5. Conditional Use 5.7 (Kennel) Dog Grooming at 2860 1/2 North Ave.:

Mr. Lucero read a letter from Mr. Kinder, who is requesting the Conditional Use. Ray Paruch said that he had received a call from someone objecting to the use because there was concern for the motel west of the proposed dog grooming building. Mr. Kinder

stated that he has 7 dogs of his own and he raised purebred dogs. Mr. James LaMaster, owner of the adjoining motel was present to state why he does not want the use granted. He said that the customers frequently used his driveway. Mr. Kinder spoke on his plans for the kennel. Mrs. LaMaster is strongly opposed because of the barking of the dogs. She also stated that another restroom should be required if the dog grooming business is added to the building. Mrs. LaMaster asked Mr. Kinder if the dogs would always be kennelled and he stated yes. His dogs are show dogs and he has no desire to let them run free. Mrs. LaMaster said that she has spoke to the Kinder's present neighbors and that they have had problems with the dogs. Pat Thompson, a friend of the Kinders, was present and stated that all of the dogs are small, less than 2 lbs. She also stated that she has never seen the Kinder dogs running loose. Mr. Kinder feels that he has a right to let his house dogs out in the yard but his kennel dogs would be kept in. Mr. David Gear, a businessman on North Ave. was present and he is opposed to the kennel. Mr. Kinder stated that he is not asking for a kennel but a grooming shop. This would mean about 10 dogs a day would be in and out. Mrs. LaMasters stated that she had inquired at another grooming shop and that at peak season there are about 30 dogs in the shop. She also stated that she wants us to check into the idea of a dog groomi grooming shop and beauty shop in the same building. Mr. Warner gave the state law on beauty shops. Bob Engelke asked if the show dogs were to be housed at the grooming shop and Mr. Kinder said they would be. Mr. Engelke stated that more than four dogs constitutes a kennel. Mr. Lucero asked for comments, Mr. LaMaster asked if there was a limit to the number of dogs he can have. Mr. Warner said that he is limited to the number of dogs he presents today. Mr. Lucero closed the hearing. Mr. Paruch agrees with opposition. He finds it hard to believe that you can keep a dog kennelled all of the time. Ray Paruch made a motion to deny the request, Eugene McEwen seconded and a vote was taken. Mr. Paruch and Mr. McEwen voted in favor of the denial and Mr. Youngerman, Mr. Chambliss, Mr. Lucero and Mr. Wilds voted against the denial; Request was granted.

6. Alley Vacation between 17th St. and 19th St. and Rood Ave. and Main St.

There was a discussion and Blake Chambliss made a motion to approve with the condition that the Bulk Development is approved Dick Youngerman seconded and it passed.

7. Recommendation from Board of Adjustment on number of parking spaces per dwelling.

Bob Engelke gave a discussion of the parking needs. This varies from town to rural areas. The present one parking space per dwelling, is definately inadequate in town. Blake Chambliss stated that a condition should be made as to parking requirements of elderly people, they don't require even one parking space per dwelling. Blake Chambliss and Mr. Warner had a discussion on the overnight parking problems at apartments in town. Blake Chambliss made a motion to table the recommendation, Dick Youngerman seconded and the motion passed.

8. Vacation of extension of Bunting ROW. West of 23rd St.

Don Warner gave a description of the property in question. A discussion followed. Dick Youngerman made a motion to table the item until further plans are presented, Mr. McEwen seconded and the item was tabled.

9. Alley Vacation: North-south alley in Block 159, City of Grand Junction and that part of the East-west alley east of the North-south alley.

Mr. Warner stated that Delta Products wants to vacate the alley to cut down traffic flow. The utilities do not object. Mr. Ron Duff of Delta Products spoke on the request. A building is planned for across the ~~east-west~~ ^{North-South} alley. Mr. Warner stated that letters are required from the utilities before this board can act on the request. Adjoining property owners need to join in the petition for vacation. Mr. Warner told Mr. Duff that we could not vacate part of an alley. The item was tabled for lack of information.

10. Vacation of Second Ave. from 11th to 12th.

This item was tabled from a previous meeting. Mr. Warner stated that the item would have to be tabled again because the City Engineer has to work out some problems. Item was tabled.

11. Discussion of Organization of area planning commissions.

Mr. Engelke gave a discussion on what was proposed. Grand Junction Planning commission and the Mesa County Planning Commission to meet as a single planning board. Wants backing of both City Council and County Commissioners. Mr. Chambliss feels that planning and zoning should be worked on separately. Mr. Engelke asked for suggestions at last meeting and this question needs to be considered. We also need a proposal to change the number needed for a quorum.

12. Discussion on Regional Planning Commission's Housing Report:

Mr. Engelke discussed the report. Mr. Chambliss feels recommendation should be made for county wide housing authority. He also suggested that the City Council be invited to sit in on a hearing of County Commissioners so we don't have to duplicate a hearing. Mr. Chambliss made a motion to make this recommendation to City Council, Dick Youngerman seconded and it passed.

13. General Discussion:

Mr. Engelke asked for clarification of drive-in uses in a B-3 zone. A discussion followed and one of the problems that arise with drive-in uses is the stacking of cars. It was recommended that drive-in uses be made conditional uses. Little League Parks: Mr. Engelke suggested that parks be treated as conditional use. Mr. Warner stated that when a park is put in, a public hearing is necessary because of the problems which can arise.

14. Subdivisions within two miles of city limits:

Bob Engelke gave his apology because he had failed to present to the Commission a preliminary plat for a subdivision planned 1 1/2 miles from the city limits. This subdivision being Village East Subdivision located at the NE intersection of Patterson and F Roads. Concerns were expressed for the lack of a storm drainage system and adequate pedestrian circulation.