

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 28, 1973

M I N U T E S

Members Present: Acting Chairman Levi Lucero, Blake Chambliss, Jerry Wilds, Virginia Flager, Ray Paruch and Eugene McEwen.

Others Present: Planning Director Bob Engelke, Assistant Director Rick Cisar, Special Projects Coordinator Don Warner, Parks and Recreation Director Jim Wysocki and City Manager Harvey Rose.

1. Approval of minutes of previous meeting:

There was a correction in the minutes: Item #9, Alley Vacation: to read as follows: A building is planned for across the North-south alley. Minutes were approved as corrected.

Mr. Lucero introduced new Assistant Director Rick Cisar and new Commission member, Virginia Flager.

2. #12-73: Consider request to remove the Sycamore trees located on the East and West sides of 8th Street between Orchard Ave. and Walnut Ave.

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Mr. Cisar gave a description of the condition of the area in question. There are 27 trees involved, 13 families signed the petition and there were two letters from homeowners on 8th St. who opposed removal of the trees.

Mr. J. Speight spoke for the removal and stated that the trees are very messy, snow catches in the trees and it breaks the branches. He feels that this is one of the messiest trees in the city. Mr. C. Cooper said that last winter he had to get out at night and knock off the snow and then had to saw off the limbs. He wants the trees taken out. Mrs. Ross stated that the leaves take a great deal of care and upkeep in her yard. Mr. Snyder said that he has the largest tree in the neighborhood and the roots are at the top of the ground and feels the trees will topple. He said that the tree ruined one of his Spruce trees because it was planted too close. Mr. Wysocki stated that the city has tried to take care of the trees around the city. He suggests that the city does not remove the trees. The city will cut down trees if they are diseased or a hazard to public safety. He also stated that all of the trees had problems last year because of the snow. He sees nothing wrong with the trees on 8th that isn't a problem all over the city. Virginia Flager asked who had the responsibility of damaged done by city trees? Mr. Rose said that it was the homeowners responsibility. Blake Chambliss asked about the property owner who wants to remove a city tree at his own expense. Mr. Wysocki said that his department issues a permit and it has to be done by a licensed contractor. He said that he sees no reason why these trees have to be taken out. Mr. Paruch asked if the trees were originally requested by the homeowners. Mr. Speight stated that he was living in the area when the trees were planted and that the homeowner requested trees but they had no choice as to what kind of tree would be planted. He feels that the city should help the homeowner in this case. Mr. Rose said that Jim Wysocki has copies of the Tree

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Policy for the city and that he agrees with Mr. Wysocki in that there is no reason to remove full grown, healthy trees.

Mr. Lucero asked for opponents, none were present. He then read letters from Minnie Popish and Mrs. Robert Kelsey, residents of the block who oppose the removal of the trees. Mr. Ross, another resident on 8th St., stated that he can see both sides and whatever is decided the property owners will abide by. Mr. Lucero closed the hearing. A discussion followed and Mr. Engelke stated that late moisture and early snow caused the problems this year and feels that it would be foolish to remove trees in our semi-desert climate. To remove the trees would be progressing to the rear. Mr. Cisar said that the problem with leaf drop this year was caused by moisture and early snow and the items listed on the petition are problems felt all over the city. Mr. Wilds asked what the cost would be to remove the trees, Mr. Wysocki said that it would cost the city about \$75 per tree. Mrs. Flager said that she feels the property owner should have some rights if their property is in danger. Mr. Chambliss stated that he is against removal of the trees. The trees were planted to beautify the city and not just for the benefit of the homeowner. Mr. McEwen feels that it isn't right for the property owner to be liable if the trees ruin the sidewalks. Chairman Lucero asked for a motion. Mr. Chambliss made the motion that the petition be denied and is in support of the City's present policy on trees. Jerry Wilds seconded and motion carried with Virginia Flager voting NO.

3. #10-73: Consideration of landscape plan for Tract "B" of the Lakeside Subdivision Planned Unit Development.

The landscape plan was reviewed by the commission. A discussion followed. Mr. Chambliss made a motion that the commission recommend to council approval of the plan with the condition that Mr. Cisar and Mr. Wysocki approve on the size of the trees planted. Mr. Paruch seconded and the motion carried.

4. #9-73: Consideration of zoning text amendments:

1. Adding Non-profit Recreational Facilities to Assembly Uses and as a conditional use in the Residential, Business (B1 & B3) and Commerce zoning districts and as a use by right in the Industrial zoning district.

Mr. Bob Engelke gave a discussion on the little league problems. Public parks are allowed anywhere but it wasn't spelled out where you could put little league parks. Staff recommends approval of the amendment. Mr. Chambliss made a motion to amend zoning text, Mr. McEwen seconded and it passed unanimously.

2. Adding Commercial Use (5.1) Drive-in Business as a Conditional Use in the Retail Business (B-3) zoning district and amending the Commerce and Industrial zoning districts to permit Drive-in business (presently a use by right in these districts) only as Conditional Use.

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Mr. Engelke gave the Commission a description of the 5.1 Drive-in business use. Discussion followed. Mr. Cisar discussed traffic patterns in this kind of use. Mr. Chambliss made a motion to recommend to council approval of this amendment, Mr. McEwen seconded and it passed unanimously.

5. Discussion: Procedural changes on submission processing and filing of all Planning Commission Items.

Mr. Cisar explained the proposed changes in procedures and suggested that the fee for filing subdivision plans be \$100, Conditional Use be \$50 and Vacations be \$75. A discussion followed and Mr. Chambliss stated that he feels there should be a justification for the fees charged and the fees should relate to the cost involved. The board expressed a favorable reaction to the changes but would like to see a cost study before the item comes before the Commission for a vote.

6. (-72) Consideration of Bulk Development at 17th and Main. Landscaping and change in plans.

Mr. Engelke explained the changes in plans to the Commission. There are 12 less units, 66 instead of 78. Mr. Engelke explained that a decision should be made today as the project has to get started due to federal funding. Mr. McEwen made a motion to approve with the condition that full and complete landscape plans be presented before the Certificate of Occupancy is issued, it was seconded by Virginia Flager and passed unanimously.

7. #7-73: 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. Delta Products. Tabled at last meeting.

Mr. Chambliss stated that he would not participate in this discussion because of a conflict of interest. A discussion followed on the easement and moving utility lines. Mr. Lucero presented a letter from Mountain Bell and Delta Products. Virginia Flager made a motion for approval with a contingency that the applicant, Delta Products, be responsible for the following:

1. The alleys in question be retained as utility easements.
2. Deeding a new 25 foot north-south alley to the City of Grand Junction briefly described as follows:  
The West 1/2 of Lot 15 and the East 1/2 of Lot 14, Block 159.
3. The petitioner be responsible for leveling and graveling the new alley per city specifications.
4. The petitioner be responsible for payment of a curb cut on South Ave.
5. The petitioner be responsible for any utility relocation expense in both easements caused by the construction of a building or buildings across said easements.
6. Statements, in writing, from utility companies involved approving the construction of a building or buildings across said easements. Note: These approvals are also required prior to issuance of a building permit.

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Mr. Wilds seconded and the motion passed unanimously.

8. General Discussion:

Mr. Lucero announced a meeting today at 1:30 with the Housing Authority in the Commissioners' Room and urges everyone to attend.

Mr. Lucero has been acting Chairman since Mrs. Russell resigned and the Commission suggested that he be made Chairman. Mr. Chambliss made a motion to nominate Levi Lucero as Chairman, Virginia Flager seconded and the motion carried.

Mr. McEwen made a motion to make Virginia Flager Vice Chairman, Mr. Chambliss seconded and the motion carried.

Mr. Wilds stated that he feels the staff should work on the tree policy for the city. This matter should be included with sidewalks. Property owners should be protected. He would like this brought up at a future date.

Mr. Chambliss stated his concern on the Planning Commission as an acting board and not enough attention on future plannings. Would like to see future planning studies pursued and change the time of the meeting so the public could attend.

There being no further business, the meeting was aadjourned.