

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 14, 1973

8:00 A.M.

City Hall Auditorium

M I N U T E S

Members Present: Chairman Levi Lucero, Dick Youngerman, Eugene McEwen, Virginia Flager, and Jerry Wilds.

Others Present: City Staff members Bob Engelke, Rick Cisar and Don Warner.

1. Approval of minutes of previous meeting:

Minutes were approved as mailed.

2. #13-73: Consider request for a Conditional Use (5.1) Drive-in banking facility in the B-3 Retail Business zoning district.

Mr. Cisar described the property in question. Mr. Youngerman stated that he would not be voting on this item because he is associated with First National Bank and they are the ones requesting the use. Mr. Cisar stated Gus Byrom's concern which is that he would like to see a sign, "No Left Turn" at the exit to Grand. Mr. Ben Carns was present and stated that there was room for stacking 37 cars plus walk-up parking. Mr. Charles Traylor was present to represent St. Joseph's School. He stated that he would like this item tabled until the bank and the people of the church could get together to find out what is happening. He felt as though the surrounding property owners had not been adequately informed on this matter. He also feels that this is being rushed through and wants some time to see if this is a good move and is concerned about the traffic problem already created by the parents picking up children from the school. Added traffic would only make it worse. Mr. Tom Dordy, President of St. Joseph P.T.L., stated that he was concerned with safety of small children and that the parents won't be able to get to the kids through the alley. He also stated that the stoplight at the corner will cause a backup problem. Would like the item tabled. Mr. Quimby, of First National Bank, stated that he is sorry that they didn't get together with St. Joseph's school but didn't realize there would be any opposition from them. A discussion by the Planning Commission followed. Virginia Flager made a motion to table the item until the next regular meeting to give the bank and school a chance to work out the problems, Mr. McEwen seconded and the motion passed unanimously. Mr. Engelke noted that the request had been advertised by a public notice and a sign was posted on the property 15 days prior to the hearing and at some point we will have to decide what is adequate notice. Mr. Lucero stated that he would like to see us notify adjoining property owners by sign and written notice.

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3. #15-73 Consider request for the expansion of a Conditional Use (5.10 Electronic Fabrication) in B-1 Limited Business Zoning area.

Mr. Cisar described the property. Mr. Hollingsworth was present and gave a brief history of Ultronix. He explained what has been done and what is proposed for the future. They want to deed an alley to the city onto Ouray. They would also like a water line put in at their expense. They would like a portion of the setback for parking. Mr. Lucero asked for opposition, there was none and the hearing was closed. Mr. Cisar discussed a report from the Traffic Engineer. Rick agrees with screening along Ouray, suggests Russian Olive. Feels the additional curb cut onto Ouray should not be granted. He is concerned with parking on Ouray and 22nd. Mr. Cisar stated that the employees are not using the parking available. A discussion by the board followed. Mr. Engelke feels we need to talk to the Park Dept. regarding trees and grass in the area. Mr. McEwen made a motion to approve the request for Conditional Use plus the additional curb cut with the following conditions:

1. Deeding of a new 25 foot alley to the City located along the East side of Lot 5, Block 1, Parkland Sub., south from Ouray, south to ROW line to existing alley.
2. Ultronix providing permanent barricades to discourage traffic from using the new alley.
3. Ultronix providing a Russian Olive hedge along the North property line. Plants shall be size 18" to 24", potted and 24" on center.
4. Water line installed, at developers expense, for irrigation of the new hedge.
5. Use 10 feet of the unpaved strip for establishing the hedge, the remainder of the strip will be paved and used for parking.

Dick Youngerman seconded, motion carried with Mr. Wilds voting NO.

4. #16-73 Consider a request for a Conditional Use (2.7 Little League Ballpark) in the R-3 Multi-family Residence zoning district.

Mr. Cisar gave a description of the property. Mr. Jack Scott, president of Grand Mesa Little League, spoke on his plans for a park. He said that Franklin Nursing Home does not oppose. There would be a driveway in from 28 3/4 Rd. and Elm. Mr. Engelke asked if this will be owned by Little League, Mr. Scott stated that it would and that this will be a permanent home for Little League and that there are plans for a concession stand and rest rooms. There are also plans to gravel the parking area. Mr. Engelke feels a time should be set so the parking and dust problem will be taken care of. A discussion followed on the lighting at which time Mr. Scott stated the proposed lighting would not interfere with adjacent residential areas, the drive-in theatre or the Franklin Nursing Home. Hearing was closed. The board discussed getting the graveling done this year. Mr. Scott said that there are plans to gravel this year but with volunteer work, it is difficult to say for sure when it will be done. A lawn is planned but can't say for sure when it will be done. The Traffic Dept. recommends that some provision for off-street parking (dust-free) if possible. Mr. Youngerman made a motion to approve with the condition that gravel be put in this year and grass within 3 years. Virginia Flager seconded and it passed unanimously.

5. General Discussion:

The board is in agreement about more notification of adjoining property owners. They feel we should have a Public Notice, post a sign and send letters to all adjoining property owners.

There was a discussion on the drive-in banking facility and the traffic problems that might arise. There was a suggestion that the bank use the adjoining property as the entrance to their facility and this would leave the alley open to parents picking up their children from St. Joseph's School.

There being no further business, the meeting was adjourned.