

GRAND JUNCTION PLANNING COMMISSION

MINUTES

The regular meeting of the Grand Junction Planning Commission was called to order in the City Hall Auditorium at 8:00 A.M., on January 29, 1975, by Chairman, LEVI LUCERO with the following members present: VIRGINIA FLAGER, EUGENE MCEWEN, BLAKE CHAMBLISS, JANE QUIMBY, AND JOHN ABRAMS.

Also present were: DON WARNER, City Planner; IRINA BOVEE, City Planning Technician; BONNIE PEHL, Acting Secretary; and approximately twenty interested persons.

The minutes of the previous meeting were approved as mailed. Conni McDonough added a discussion item to the agenda for a Planned Development for Mike Hyer and Pat Edwards.

1. CONSIDER THE FINAL PLAT OF THE SPRING VALLEY SUBDIVISION - FILING TWO.

Petitioner: Warie & Meldon Peach
Location: The northeast corner of intersection of 27 1/2 Road and F Road.

Don Warner pointed out the property and told the Board that the older subdivision at 27 1/2 Road and F Road will be vacated. Mr. Warner told the Board what comments the review departments had. Gus Byrom said there were no problems but that he would like to see four foot sidewalks go in rather than the five foot sidewalks shown in the plans. R.T. Mantlo questioned who would put in the fire hydrants and questioned some of the street names. The City Engineer recommended four foot sidewalks instead of five foot sidewalks; six foot valley gutters be reduced to five foot; Hollywood curb, gutter and sidewalk be six inches instead of four inches; vertical curb, gutter and sidewalk be constructed monolithically; three asphalt mat on Patterson Road; and 4" - 3/4" base course, 8" - 2" subbase course. Public Service had some technical comments asking for some extra easements. (Levi Lucero read a memo from Gus Byrom. The memo is attached to the minutes on file in the Development Department.) The memo pointed out the differences between the regulations and what the city has been using. It recommended following the standards the city has been using.

Don Warner: It is up to you as a group as to what you recommend to City Council.

Jane Quimby: I think that if we are recommending one thing in our regulations, and the city is using something else, we should get together on it.

Don Warner: I would like to arrange a set-down meeting with the engineering department on recommendations for this. I have one more

letter to read from the school district. (Levi Lucero read the letter, a copy of which is attached to the minutes on file in the Development Department.) The letter stated that the proposed sites in Spring Valley Subdivision were not adequate for school sites and that the developer would have to make significant changes in the plan before the site would be adequate for school purposes.

Levi Lucero: Are there any other comments?

Conni McDonough: I am representing Mr. and Mrs. Peach and Dempsey Construction. We would like to request a variance to your subdivision regulations. Page 124 states that required improvements must be done prior to issuance of building permits. I have talked with Mr. Hollinger and Mr. Warner about this. We would like to start construction on homes when the improvements are begun. There would be no certificates of occupancy issued until all the improvements are completed.

Virginia Flager: Does this Board have the authority to do this?

Don Warner: You would recommend it to the City Council and Council would decide if it could be done.

Virginia Flager: If it expedites it, I see nothing wrong with it.

Conni McDonough: We plan to start construction in March. We will submit a guarantee for these improvements and documents for vacating filing one. We would ask that you recommend approval to City Council.

Levi Lucero: Is there anyone in the audience to oppose this request? Is there any further discussion?

Blake Chambliss: I have some question about the clarification and resolution of the School District 51. I would like to see it resolved by this body. The longer we let this go, the harder it is going to be to resolve it.

Virginia Flager: I see your reasoning, but I think once we start this, we are going to have Mr. Oglesby approving all the subdivisions and it is not his job.

Blake Chambliss: I think his recommendation has the same weight as the City Engineer's. We have asked for their response. We need to ask and assure ourselves that the developers are aware of that response.

Conni McDonough: I think they understand what it is that you want resolved. Unless the developer makes considerable changes, the problem won't be resolved. There is nothing in the subdivision regulations to require him to make these changes, and I don't think he will be willing to make them. We would like to suggest that we talk with the school district and some of the commission members to see if we could resolve this. We would like to leave the three acre park.

Jane Quimby: I think this should be done as soon as possible.

Levi Lucero: I would like to recommend that one of the staff get together with Dr. Oglesby to ask for some specific facts.

Don Warner: I would recommend that you draw a planning commission member into that also.

Levi Lucero: I would like to see Blake Chambliss and Virginia Flager go.

Conni McDonough: May I be included in that?

Levi Lucero: Yes, we would like you to be there. We will close the hearing now. We need a request to waive the process requiring improvements to be made before building permits are issued; and a recommendation on this section of the plat.

Jane Quimby: I move that we recommend to City Council that they waive the process for improvements before building permits can be issued so the improvements and the construction can be done simultaneously, and that no certificates of occupancy will be issued until all the improvements are done. Blake Chambliss seconded the motion and it was passed.

Eugene McEwen: I move that we approve the subdivision plat as submitted subject to those items discussed. Blake Chambliss seconded the motion and it was passed.

2. CONSIDER A PRELIMINARY PUD PLAN IN A HO ZONE.

Petitioner: Dr. Robert Orr

Location: Lots 18 through 22 Block 132, City of Grand Junction,
(Northwest corner of 12th Street and Ute Avenue.)

J.D. Snodgrass: I am representing Dr. Orr. There is a problem involved that I need your guidance on. At the time the property was purchased, it was a Texaco gas station. It cannot be used as a service station any longer. Last summer we approached the planning commission staff to rezone it to C-1. At that time there were several uses proposed for that site. Later we did institute a request that the zoning be changed to HO. Rick Cisar had indicated that the new zone HO had just been passed and suggested that this be used for this area. Now we come before you with a request that we be allowed to use this as a used car lot. Based on the size of the lot and the interpretation of the zoning department and zoning ordinance, the set-back requirements render the lot useless for the purposes we to use it for. I would ask that you consider the owner's ability to use that lot. The owner is not planning on making this a place like most car lots with the flags flapping in the wind. The owner plans to make this a nice decent looking car lot with landscaping. All he wants to do is have the ability to use that lot for this purpose. I hope the ordinance would allow you to make such a change. That is my problem and I am here to see if we can work this problem out.

Don Warner: In just looking at this, there are some problems with adding to the landscaping. We would have the problem of blocking the view of the drivers. I would think landscaping of the five feet inside of the lot line would help eliminate the problem.

Virginia Flager: Is that lot 60' by 125'?

Don Warner: It is 125' by 125'.

Virginia Flager: Won't you be pressed for space on that size lot?

J.D. Snodgrass: The owners feel that it is a sufficient size.

Levi Lucero: I think you have a good use for that corner. I think it will make an attractive corner.

Jane Quimby: Are you sure there is going to be a used car lot there this time?

Don Warner: If it is approved, it has to be done that way.

Levi Lucero: Are there any questions from the Board?

Don Warner: I think they would need to submit a plan and keep their landscaping inside the lot. We are just giving him a guideline now and he should bring in the plans at the next meeting.

Virginia Flager: I don't think this lot is big enough for a used car lot but it is a good use for the land and there is another car lot across the street. I make a motion to instruct the parties to bring a copy of their proposal to the next meeting to consider the use and look at the landscaping plan. Eugene McEwen seconded the motion and it was passed.

3. DISCUSSION: PROPOSED ZONING FOR BRODAK AND BOOKCLIFF ENCLAVE.

Don Warner: The staff recommendation on this parcel of land (Brodak) would be PD-8. Mr. Warner explained what zoning was around this land. I asked Pat Dwyer to come down and give us a quick idea about what is going on with the school. (Intermountain Bible College.)

Pat Dwyer showed the Board the topography map and explained briefly what ideas were being worked on with this project. They were only in the early stages of planning this project so there were no definite plans on the construction sites of the college.

Dean Earl Heald addressed the Board and explained some of the ideas they have for dormitories for the students. He told the Board that the chances are slim that the college would be enlarged any more because the classes are relatively small and if the need for more room becomes a problem chances are that another college would be built in another town rather than enlarging this one. Mr. Heald said that land that is not used for building sites would be landscaped and some room would be provided for student and faculty parking.

Virginia Flager: Most college students have cars. Twelfth and Patterson would need a stop light. I am concerned about the access between twelfth and 29 Road. Sixteenth Street is the only access.

Don Warner: We are proposing right-of-way for 15th Street with the annexation. We are proposing to place 15th through and cross the canal with a bridge. You are only giving me a guideline for advertising this zoning at the next meeting.

Blake Chambliss: I think PD-8 makes very good sense.

Levi Lucero: Basically the whole area is the same. With PD-8 we would have some control.

Blake Chambliss: I move that we advertise the Brodak annexation for the zone of PD-8. Virginia Flager seconded the motion and it was passed.

The Bookcliff enclave was pointed out by Don Warner and R-2-A was suggested for the zoning in the city as the most comparable to the present zoning in the county (R-4). Charlie DeRoiser, Mary Ann Goodnight, and Leo Warren, residents in the area being discussed were present at the meeting and expressed their desires for the city R-3 zoning. They stated that they had purchased the property in that area greatly because of the high density zoning and they wished to keep that type of zoning now that the property is in the city limits. (The land around the Bookcliff enclave is R-3 and B-1.)

The Board objected to the high density zone of R-3 and stated that they would be more inclined to put the R-2-A zone in that area.

Blake Chambliss: I make a motion to recommend that Don Warner advertise the Bookcliff enclave for the R-2-A zone for the next meeting of this Board. Jane Quimby seconded the motion and it was passed.

4. PROPOSED PLANNED DEVELOPMENT.

Mike Hyer and Pat Edwards asked the Board to look at a Planned Development for an apartment complex on a five and one-half acre parcel of land. They would ask for a zone of PD-20 on that land to complete their project. They presented a possible plan that showed landscaping plans and recreation facilities.

Blake Chambliss expressed his concern about the traffic on 15th and 12th Streets. He feels this development would put more traffic on these two streets than they could handle.

Virginia Flager: This looks good if that can be done within the regulations. I think it is time we did something and it won't get done unless we have a problem. We have been trying to get something done for a long time on these streets, and everybody said we didn't have enough traffic to warrant the improvements. Now if we have the need for the improvements, maybe we will get them.

Don Warner: We really need some input from the Engineering Department.

Eugene McEwen: Why isn't Gus Byrom here?

Don Warner: I think you will have to make that request to him.

Conni McDonough: Pat and Mike just need an indication from you as to whether or not you will favorably consider such a proposal at the next meeting so they will know if they should continue working on the project or give it up now.

Mike Hyer and Pat Edwards both expressed the need for this type of housing in Grand Junction.

5. ORCHARD MESA REZONING.

This discussion was tabled until the February meeting.

The meeting was adjourned at 11:05 A.M.