

GRAND JUNCTION PLANNING COMMISSION

D. Dir.	G. H.
Bdg. Dpt.	J. H.
City Plan.	J. P.
Co. Plan.	J. P.
Techs.	J. P.

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 February 26, 1975, by Chairman, LEVI LUCERO with the following members present: VIRGINIA FLAGER, BLAKE CHAMBLISS, JANE QUIMBY, JOHN ABRAMS, AND JERRY WILDS.

Also present were: DON WARNER, City Planner; IRINA BOVEE, City Planning Technician; BARBARA EINSPAHR, Acting Secretary; and approximately thirty interested persons.

The minutes of the previous meeting were approved as mailed. Item A for discussion was removed from the Agenda since it had not been annexed by Council. Matter concerning First Street Setbacks was added for discussion.

1. 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.)

After a short discussion concerning sale of property, John Abrams questioned whether the status would change if a different business was operated. It was stated that if plan was approved, no other plan could be used without another hearing.

MOTION WAS MADE BY VIRGINIA FLAGER TO APPROVE THE PUD ACCORDING TO THE PLAT SUBMITTED. IT WAS SECONDED BY JANE QUIMBY. ALL MEMBERS VOTED "AYE". MOTION CARRIED UNANIMOUSLY.

2. CONSIDER A REQUEST FOR REZONING FROM R-1-C TO PD 20 PATTERSON GARDENS.

Petitioner: J. T. & Oleta R. Bearley
Location: Southwest corner 15th and Patterson

A letter from Old Homestead Realty was read by Chairman, Levi Lucero stating that the 12 foot walkway would not be included in the plan. Mr. Chet Nash of 1324 Wellington presented a petition expressing the neighbors disapproval of the PUD as presently submitted. (Petition on file in planning office.) The main item of disapproval was the proposed 12 foot pedestrian walkway. They were also concerned with the catch basin which is located in the Southeast area of the property because of the flash floods affecting Wellington Street and the surrounding area. Mrs. Carpenter of 1340 Wellington and Mr. Warren Ashurst of 1350 Wellington stated their concern for the catch basin and Mr. Ashurst also said that he would like to see the plan approved if the walkway was omitted. Later he stated that perhaps there was too much density.

In regards to the small piece of property that is being taken care of by Mrs. Carpenter, they are willing to negotiate. Mr. Ashurst commented that if this piece of property is for sale, that Mr. Nash and Mrs. Carpenter should have first option.

Mrs. Williams of 1418 Wellington was concerned about the location of the ditch. Mike Hyre stated that the fence will be located inside the property line leaving the ditch on the outside. Don Warner stated that the drainage should be solved to the satisfaction of the City Engineer.

MOTION WAS MADE BY VIRGINIA FLAGER TO APPROVE THE PD 20 SUBJECT TO CITY ENGINEER'S APPROVAL TO THE DRAINAGE, DELETION OF THE 12 FOOT WALKWAY AND ALL RECOMMENDATIONS IN THE COMMENT SHEETS BE FOLLOWED. IT WAS SECONDED BY JOHN ABRAMS. MOTION FAILED THREE TO TWO.

A discussion followed to the effect that there was too much proposed density increase. PD 12 would be acceptable and PD 8 appropriate. The opposing view was that growth should be happening in the Metro area rather than letting it happen in the out-skirts. Mike Hyre and Pat Edwards from Old Homestead Realty stated that this is a good plan and they are willing to cooperate with Planning Commission and the neighbors. Their apartments will not be low income housing due to the many amenities provided. The walkway will be deleted. He added that the 12 foot strip of property in question is not essential to them and they are willing to negotiate and cut 2 apartments to adjust the number of units per acre. He also said a PD 12 would only allow 60 units. This will result in such a price increase per rental unit that it would be economically prohibitive.

Jane Quimby requested that economic figures be sent to the Planning Commission Members for closer study.

MOTION WAS MADE BY JANE QUIMBY TO MAKE AN ADDITIONAL STUDY WITH THE ADDITIONAL ECONOMIC INFORMATION REQUESTED. THIS WILL BE DONE WITHOUT FEE TO THE PETITIONER AT THE NEXT COMMISSION MEETING. BLAKE CHAMBLISS SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

3. PROPOSED PD 8 ZONING FOR BRODAK ENCLAVE.

PD 8 proposed by Planning Commission for advertising purposes. Zoned R-1-C.

MOTION WAS MADE BY BLAKE CHAMBLISS THAT PD 8 BE RECOMMENDED TO CITY COUNCIL FOR THE BRODAK ENCLAVE. MOTION WAS SECONDED BY JERRY WILDS. THE MOTION CARRIED UNANIMOUSLY.

4. PROPOSED R-2-A (TWO FAMILY RESIDENCE - LOW DENSITY) ZONING FOR BOOKCLIFF ENCLAVE.

Mr. Charles DeRosier said that it is the desire of owners that the Bookcliff Enclave be zoned R-3. He also stated that he would like this to be advertised as R-3 to see if there are any objections.

MOTION WAS MADE BY BLAKE CHAMBLISS TO TABLE THE ZONING OF THE BOOKCLIFF ENCLAVE UNTIL MEETING ON MARCH 26, 1975. MOTION WAS SECONDED BY JANE QUIMBY. MOTION CARRIED UNANIMOUSLY.

5. CONSIDER A REQUEST FOR REZONING FROM PD 8 TO PD 20.

Petitioner: Dennis L. Granum
Location: Northeast corner 13th and Bookcliff.

Blake Chambliss was excused from this discussion because of his involvement.

Don Warner read a letter from Monument Realty stating need for the development.

Dennis Granum requested PD 20 but stated he wants only 36 units.

Gregg Dillon, Architect for the project, described the planned development of apartments, and traffic pattern. Elevation from ground level is approximately 27 feet. The fence will be put inside of irrigation ditch.

Mr. Mahoney, adjacent property owner, wished to be on record that he is completely in favor of the project.

MOTION WAS MADE BY VIRGINIA FLAGER TO ACCEPT THE PD 20 AND RECOMMEND THE REZONING AND PLAN TO CITY COUNCIL WITH RESTRICTION TO 36 UNITS. IT WAS SECONDED BY JERRY WILDS. MOTION CARRIED UNANIMOUSLY.

It was requested of Dennis Granum that an economic report be supplied to the Planning Commission Members.

DISCUSSION: FIRST STREET SETBACKS

A. Continued for March meeting.

DISCUSSION: PROPOSED ZONING FOR HOWARD JOHNSON ANNEXATION

B. Authorization for HO Zoning Advertising was given by the Planning Commission Members.

DISCUSSION: ORCHARD MESA REZONING (TABLED JANUARY 29, 1975)

C. Postponed.

COUNTY DISCUSSION: C51-74: PRELIMINARY - EASTWOOD PD-M

Petitioner: Jack Payne

Location: North of the Grand Valley Canal, and East of 29 1/2 Road.

Subdivision was reviewed by City Planning Commission.

COMMENT: Roadways should be designed to fit existing or future adjacent land development.

Replacement for Planning Commission Member, Eugene McEwen, was discussed. The Planning Commission recommended that the new member be a representative from Public Service.

APPROVED: _____