

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 March 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 DOSE, City Planning Technician; BARBARA EINSPAHR, Acting Secretary; and approximately fifty interested persons.

The minutes of the previous meeting were approved as mailed.

1. RECONSIDERATION FOR REZONE R-1-C TO PD-20 FOR PATTERSON GARDENS.

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

This item was tabled at previous meeting, February 26, 1975 because of concern of density and traffic.

Pat Edwards stated specifications that they would meet if PD-20 is granted:

Allow ten-foot utility easement.
Provide a bus turn-out.
12 foot walkway would be deeded to Mr. Chet Nash and Mrs. Faye Carpenter subject to all easements
Irrigation ditch on East and South sides would be outside of fence.
Install fire hydrant.
Drainage would be directed to Northwest corner of property.
Existing turn-out on North side of property would be maintained.

Mr. Pat Edwards clarified that this is a moderate income, FHA-D41 project and why they feel it is a good project. He stated that there will be 100 units after walkway is out.

Levi Lucero spoke of petition with 31 signatures and a letter authorizing Mr. Gene Hansen to speak for the neighbors.

Mr. Gene Hansen spoke saying that they had no serious objection except for the density. He said that they would prefer a PD-8. Mr. Ashurst showed and explained a drawing of drainage ditch.

Mr. Al Gelbreid spoke of the traffic problem which might occur at 2th and Patterson. He was also concerned if this area would turn into a slum area.

Mr. James Anson spoke that he thought the density is too high for this area.

Gus Brown, Director of Public Works, said that there are 3,000 cars a day on Patterson Road but traffic is lighter on 15th Street. He said that in 10 to 15 years this area would be fully developed with 14th Street as a collector. He felt the streets in this area could easily carry the additional traffic.

Jane Quiby questioned whether it is a low-income project because of the write-up in The Daily Sentinel?

Chuck Wyman said that it was a poor choice of words and that it should have been quoted as a more moderate income project. Jane replied that people were not objecting to low-income but because of density.

Levi Lucero asked if anyone wanted to speak for low-income?

Mr. Gene Hanson spoke that there is a need for low-income. He said that money was not coming from Grand Junction nor the building from Grand Junction.

Chuck Wyman answered that no way would Government be involved in financing. They wanted to attract investors no matter whether it is local or out-of-town.

Mike Hyre spoke that massive amount of development can present problems and he felt that Planned Development is needed.

John Abrams questioned the parking spaces and it was said that there would be 2 1/2 spaces per unit on the basis of 100 units.

BLAKE CHAMBLISS MADE A MOTION THAT PD-20 BE DENIED. THERE WAS NO SECOND TO THE MOTION.

VIRGINIA FLAHER MADE A MOTION FOR PLANNED UNIT DEVELOPMENT THAT A REZONE FROM R-1-C TO PD-20 FOR PATTERSON GARDENS BE GRANTED SUBJECT TO RESTRICTIONS:

- Allow ten-foot utility easement.
- Provide a bus turn-out.
- 12 foot walkway would be deeded to Mr. Chet Nash and Mrs. Faye Carpenter subject to all easements.
- Irrigation ditch on East and South sides would be outside of fence.
- Install fire hydrants.
- Drainage would be directed to Northwest corner of property.
- Existing turn-out on North side of property would be maintained.

BLAKE SECONDED THE MOTION. VIRGINIA FLAGER, JEFF ABRAMS, AND JERRY WILDS VOTED FOR AND BLAKE CHAMBLISS AND JANE QUIMBY VOTED AGAINST. REQUEST WAS GRANTED.

2. ZONING PROPOSED R-2-A FOR BOOKCLIFF ENCLAVE.

Location: North of Bookcliff, South of the Grand Valley Canal, East of 8th Street and West of 12th Street.

Don Warner showed a petition from resident requesting a R-3 Zone which had 12 signatures on it.

Mr. Charles Desrosiers stated that they had nothing more to say but that they want an R-3 Zone. There was 100% favor for a R-3 Zone. He also stated that they had no specific development plan. They wanted an R-3 Zone so that they could be comparable to City. "If it is zoned R-3 now, then it would not have to be rezoned later."

Discussion was held on why they wanted an R-3 Zone and why the City Planning Commission felt it could not be granted.

JANE QUIMBY MADE A MOTION THAT R-2A Zone BE RECOMMENDED TO COUNCIL. VIRGINIA FLAGER SECONDED THE MOTION. ALL WERE IN FAVOR.

3. DISCUSSION ITEM: FIRST STREET SETBACKS.

There was discussion on this item with Earl Suoco and Ted Treece asking the Planning Commission Members questions concerning how far the setbacks would be, and what would become of existing buildings.

There will be further discussion on this issue.

4. OUTLINE DEVELOPMENT PLAN PROPOSED FOR INTERMOUNTAIN LIBLE COLLEGE.

Petitioner: Intermountain Lible College
Location: 27 1/2 and F Road

John Quest from N.H.P.Q. explained project and presented a model. Discussion was held on the easement on the West side concerning Western Slope Gas.

A letter from Rodger Young, City Engineer, was read (On record at City/County Development Department).

Mr. Fitzpatrick and Mr. Clark spoke for Western Slope Gas saying that they serve a large area from this regulating station and it would cost near \$30,000 to \$40,000 to move the building.

John Quest stated that he could bargain for IBC on this matter.

There was discussion on the development schedule. It was stated that they do not anticipate landscaping the area now. They do intend to irrigate the area. Construction would be started in 1977. Areas for emergency vehicles and trash pickup would be provided.

Jerry Wilds questioned when it would be fenced off? John Quest replied that this would be done when it is necessary.

Leo Hupert questioned the height of buildings and if they are going to fill the draw or drain it.

John Quest answered that they would be 25' high and could possibly go to 35' with the gym and that nothing would effect drainage to adjoining property owners.

Blake Chambliss suggested that intersections could be lined up and make one less intersection onto Patterson Road.

Hearing was Closed.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND OUTLINE DEVELOPMENT PLAN TO CITY COUNCIL. JERRY WILDS SECONDED MOTION. MOTION CARRIED UNANIMOUSLY.

5. ZONING PROPOSED H. O. FOR HOWARD JOHNSON ANNEXATION.

Location: 750 Horizon Drive.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO COUNCIL H. O. ZONING VIRGINIA FLAGER SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

6. PROPOSED MINOR SUBDIVISION - ARNOLD SUBDIVISION.

Petitioner: Arnold
Location: 415 Independent Avenue

Repeat of adjacent Minor Subdivision.

JANE QUIMBY MADE A MOTION TO RECOMMEND TO COUNCIL FOR ARNOLD SUBDIVISION. BLAKE CHAMBLISS SECONDED MOTION. MOTION CARRIED UNANIMOUSLY.

7. REQUEST FOR ZONING SEMINAR: BARBARA CHAMBLISS.

Discussion was held on becoming acquainted with City and County Zoning and research projects so that they could bring them to a Seminar. Meetings are held concerning certain areas of community. Some names were recommended to help on the committee.

8. REVIEW REZONING REQUEST ON UTE AVENUE.
FROM B-1 TO C-2:

Letter from Robert Gerlofs was read. (On file at City/County Development Department).

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO REFER BACK TO PLANNING DEPARTMENT FOR REVALUATION. IT WAS SECONDED BY JANE QUIMBY. MOTION CARRIED UNANIMOUSLY.

9. DISCUSSION ITEM: TABLED ITEM H. O. ZONING FOR ORCHARD MESA.

This item was tabled until next meeting April 30, 1975.

10. DISCUSSION:

Virginia Flager felt that there is a problem of the Members not seeing enough of each other. She felt that they need more communication between members.

It was suggested that minutes from meetings that others attended be made available to Planning Members. It was also suggested that they have luncheons but do not discuss agendas.

Levi Lucero said that Housing Authorities activities should be put before members.

A letter from Stan Anderson to Larry Kozisek was read. Subject was appointment of Planning Commission Member.

11. DISCUSSION:

Jane Quimby announced that Eugene McEwen had officially submitted his resume and discussion was held on who would be best to fill his vacancy.

JERRY WILDS MADE A MOTION TO WAIT UNTIL AFTER COUNCIL ELECTION TO MAKE ANY DECISIONS. IT WAS SECONDED BY VIRGINIA FLAGER. MOTION CARRIED UNANIMOUSLY.

12. ADJOURNMENT - 11:45 A.M.