

*Neva Lockhart*

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 May 28, 1975, Chairman LEVI LUCERO with the following members present: JANE QUIMBY, JOHN ABRAMS, JANINE RIDER, JERRY WILDS AND VIRGINIA FLAGER.

Also present were: DON WARNER, City Planner, Karl Metzner, City Planning Technician; BARBARA EINSPAHR, Acting Secretary and approximately 20 interested persons.

The minutes of the previous meeting were approved subject to a change on Page 5 - It should have stated that League of Women Voters had recommended Jill Grubbs instead of Community Action.

Sign Code was added as Item D for discussion on the Agenda.

1. ROAD VACATION - GRAND JUNCTION STEEL

Petitioner: Grand Junction Steel  
Location: 12th St. & 4th Avenue

Don Warner pointed out property in question on drawing. Levi Lucero read memorandum from Gus Byrom. (On file at City/County Development Department)

James Golden, Attorney for Grand Junction Steel, requested that matter be postponed until next meeting. He stated that they had met with Gus Byrom and members of staff and felt that matter had been resolved. He also stated that they would like to review problems and change some of terms in letter with Gus Byrom. He felt that there are some staff viewpoints that they have not reviewed.

JERRY WILDS MADE A MOTION TO TABLE UNTIL NEXT MEETING. JANINE RIDER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

2. REQUEST FOR ROAD VACATION

Petitioner: St. Mary's Hospital & Lark Washburn  
Location: North 5th St. North of Bookcliff

Janine Rider was excused because of involvement.

Levi Lucero read memorandum from Gus Byrom and Jim Patterson. (On file at City/County Development Department)

Don Warner said that he and Gus Byrom had met with Mr. Tom Young, Manager of St. Mary's Hospital. Mr. Young showed and explained map of area. He showed areas that hospital has enlarged upon and stated that the area was a gift from the Olsons with the request that this land not be used for hospital purposes for ten years.

Page 2

Grand Jct. Planning Comm.  
Minutes - 5-28-75

Don Warner stated that they do not want thru traffic and that main entrance is from Seventh Street.

Virginia Flager asked how they would control traffic.

Tom Young said that it will be a private drive and could be controlled for this use only. He commented that what was commonly done with hospitals to keep traffic out was to put up a locked gate.

Don Warner mentioned a problem with traffic movement back onto the City street system and stated that a one way street could be a possible solution.

Jim Wysocki had been contacted and is in accord with the vacation.

Tom Young said that ten foot easement for sewer would be made available.

Levi Lucero questioned whether the request for vacation of cul-de-sac was necessary. It was stated that it was necessary.

Don Warner said that no one had paid for right-of-way but that it was given to the City.

Virginia Flager asked Gus Byrom if he thought that Engineering could work traffic problems out. He stated that they could with the anticipation of five lanes on Seventh Street with a center left turn.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL REQUEST FOR ROAD VACATION. JANE QUIMBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

3. PRELIMINARY DEVELOPMENT PLAN IN H.O. (HIGHWAY ORIENTED),  
HORIZON PARK PLAZA

Petitioner: Dennis Granum

Location: Horizon Drive North of Howard Johnson's

Don Warner showed and explained maps for Veterinary Hospital.

Dennis Granum stated that he owned all the property and had given the location careful consideration. He also stated that all of the hospital functions would be contained inside the building with no outside kennels. He also said that there could be a "well" area in rear part of building for animals that need to stay overnight.

Virginia Flager spoke her concern for animals if an Airplane was to crash.

Don Warner said that it is out of crash and noise zone.

Dennis Granum said that those people he had spoken to felt that it would be a good use. He also said that it was self-enclosed.

Levi Lucero suggested that it would be good if Dennis Granum would find out the opinion of adjacent property owners.

Don Warner read uses for H.O. (Highway Oriented) zoning.

Dennis Granum spoke of tennis club use that he had sold. The owner of tennis court felt that a Veterinary Hospital would be agreeable to area. It would not be a dog kennel but a nice place to take sick animals. It would be like going to a Doctors Office. He also said that since it backs up to Canal - nothing could go behind it and it has easy access but yet far enough from Motels.

There were no opponents or opposition so hearing was closed.

JANE QUIMBY MADE A MOTION TO APPROVE PRELIMINARY PLAN WITH NOTIFICATION OF ADJACENT PROPERTY OWNERS AND NO OVERNIGHT BOARDING OF DOGS. JERRY WILDS SECONDED MOTION. THERE WERE FOUR "AYES" AND A "NAY" FROM VIRGINIA FLAGER.

#### 4. BULK DEVELOPMENT IN R-1-C HARCROFT DEVELOPMENT

Petitioner: Mr. John N. Stern  
Location: 2235 North 15th Street

Don Warner showed general location and explained maps. He stated that the land was 300 feet in depth and 90 feet wide and that it was meets and bounds out of Fairmount Subdivision.

It was also stated that there is extra parking for guests. Comment sheets were read.

Mrs. Harris spoke of the landscaping and need of a cul-de-sac. Jerry Wilds questioned easements and Don Warner stated that no easements were asked for by utilities since the land would be one ownership.

There were no opponents or opposition. Hearing was closed.

VIRGINIA FLAGER MADE A MOTION TO APPROVE AS REQUESTED AND TO RECOMMEND TO CITY COUNCIL. JANINE RIDER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

#### 5. PRELIMINARY PLAN - LA VILLA GRANDE SUBDIVISION

Petitioner: Wm. E. Colson, et. al.  
Location: Wellington Avenue and Little Bookcliff

Don Warner showed and explained maps and read comment sheets. He also said that we have a deed for right-of-way for Wellington Avenue and it is in next years plans for paving.

Pat Edwards said that small lots on West were proposed for Medical Units. The Nursing Home will be one story. No final plans on apartments have been done. Adequate parking is on the East side.

Jerry Wilds questioned if road on West side of property was dedicated. Don Warner stated that it was already deeded.

Janine Rider questioned if there is a road straight to Patterson. Don Warner stated that there is a right-of-way to Patterson and that they are planning on bridging Canal at a future date.

John Abrams asked who would pay for bridge. Don Warner said that the City would pay for bridge. The City Engineers felt that they need extra access across the canal, not for the purpose of La Villa Grande, but for total circulation.

John Abrams questioned the 30' easement through the middle. Pat Edwards stated that the lots on the hill may or may not be used and the 30' easement was there for a safeguard if utilities are needed.

There were no opponents.

JERRY WILDS MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE LA VILLA GRANDE SUBDIVISION PLAN AS SHOWN ON NEW SKETCH. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. REQUEST FOR REZONING FROM R-2 TO R-3

Petitioner: George Tracy  
Location: 1402 and 1412 Glenwood

Don Warner showed and explained area. He read note from Mr. George Tracy. (On file at City/County Development Department) There was doubt whether alley to North is dedicated. Don suggested that this be taken care of along with rezoning. Mr. Tracy has plans for building small apartments.

Levi Lucero stated his concern that no plan had been presented with the plans for rezoning.

There were no further questions or opponents. Hearing was closed.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL REZONING SUBJECT TO CORRECTION OF RIGHT-OF-WAY ON ALLEY. JERRY WILDS SECONDED MOTION AND IT PASSED UNANIMOUSLY.

7. BOOKCLIFF VIEW SUBDIVISION - PRELIMINARY PLAN

Petitioner: Holling-Nisley  
Location: 27 3/8 and C 1/4 Rds.

Don Warner showed map and explained plans. He read comment sheets.

The Board requested copy of comment sheets.

Levi Lucero questioned provision of irrigation water. Douglas Holling stated that this would not be put in unless they have to. This would be left for Subdivision Regulations.

It was stated that there is no access to East side of Subdivision. Douglas Holling said that this would eliminate thru traffic. There was no comment from utilities and no opponents. Hearing was closed.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL AS SHOWN ON PRELIMINARY PLAT. JERRY WILDS SECONDED MOTION AND IT PASSED UNANIMOUSLY.

8. ORCHARD MESA REZONING - REQUEST FOR REZONING FROM R-2A and R-1C to H.O. (Highway Oriented)

Mr. and Mrs. Hammond requested that their property which is not included in this rezoning, be rezoned to H.O. Zoning along with other property.

The Planning Commission did not feel that this warranted rezoning and that a formal request should be presented to Planning Commission.

VIRGINIA FLAGER MADE A MOTION TO APPROVE CHANGE FROM R-2A to H.O. ZONING. JANINE RIDER SECONDED MOTION AND IT PASSED UNANIMOUSLY. JANE QUIMBY MADE A MOTION TO ZONE FROM R-1C to H.O. ON PROPERTY AS ADVERTISED. VIRGINIA FLAGER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

9. DISCUSSION

A. Use Classification - Sleeping Bag Manufacturing

Mr. Tom Boyce explained the making of sleeping bags and stated that this building for manufacturing would be at 13th and Pitkin. He also said that retail store would be kept at previous location. Mail orders would be sent out of building at 13th and Ute.

It was staff recommendation that sleeping bag classification be under Use Classification 5-7.

JERRY WILDS MADE A MOTION TO APPROVE USE ON DETERMINATION OF USE CLASSIFICATION 5-7. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

B. Patterson Gardens - PD 12

Mr. Chuck Wiman said that he had hoped that people against this would have been at meeting in order to discuss problems. He said that they had volunteered to come down to 90 units. Proposed construction would be a two story building instead of three. Possibility that they could accommodate a PDs and go in with a Bulk R-1C and accomplish same thing. Mr. Chuck Wiman: "If appropriate, would like to get a vote of confidence from Planning Commission."

Concensus from Planning Commission was that no official action can be taken by Planning Commission.

Don Warner read letter submitted to City Council. (On file at City/County Development Department).

Levi Lucero stated that in order to act, would need formal request from Patterson Gardens petitioners.

Pat Edwards said that they did mail letters to all property owners in neighborhood and there was no big concern.

#### 10. INTERMOUNTAIN BIBLE COLLEGE PLANNED UNIT DEVELOPMENT (FINAL)

Petitioner: Erskine E. Scates, Pres. Intermountain Bible College  
Location: Northeast 27 Road and Wellington Avenue

Don Warner showed and explained maps. He stated that there had been no change on Preliminary Plan. Letter from Western Slope Gas was read. (On file at City/County Development Department)

Pat Dwyer stated that they had deeded five feet to Western Slope Gas. Street was moved to East to line up with North street. Don Warner read comment sheet from Mr. G. W. Klapwyk, of Grand Valley Water Users. (On file at City/County Development Department)

There were no opponents. Hearing was closed.

JANINE RYDER MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF FINAL SUBDIVISION PLAN. VIRGINIA FLAGER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

JERRY WILDS MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF FINAL DEVELOPMENT PLAN. JANE QUIMBY SECONDED MOTION.

#### 11. DISCUSSION

##### C. Grand Valley Growth Projection Report

Loran Dake presented map and showed projection areas. He said that in no way was this a proposal but is a projection.

Don Warner stated that map had been discussed as an example of what will happen if Planning Commission does not take action.

There was discussion and concern on "The Golden Triangle" South to Hwy 50 - 32 Road to East and North to Interstate.

COUNTY ITEMS

Conni McDonough explained that a Transitional Subdivision occurs up to one mile of City Limits and must be reviewed by the City Planning Board. Up to three miles, Board must consider plans for roads. Planning Commission has the ability to take action. Senate Bill 35 gives the Board the right to take action on Subdivision design up to two miles.

1. DARLA JEAN SUBDIVISION - PRELIMINARY

Petitioner: Noel B. Norris, Herman H. Wisdom  
Location: Northwest of 29 and F Roads

Conni McDonough stated that this is a Transitional Subdivision and that the County needed a request from City Planning for park to be designed in area.

1.8 corner acre offered for park area.

Total acreage of Darla Jean is 35 acres - 100 units.

Discussion was held on a foot bridge being made across Indian Wash. A bikeway and walkway could be made in this area.

As a counter proposal, 1.7 acres in middle could be used for park. This would take 5 lots.

Another proposal for park area would be to give additional ground for flat, useable area for swing and baseball field which would take three lots.

2. CLINE SUBDIVISION - PRELIMINARY

Petitioner: RoyAnderson & Dwight Cline  
Location: SW of F Road and 30 1/4 Road

The Board noted concern that there is no provision for sidewalks in Subdivisions that are within three miles of City Limits.

It was the view of the Board that this should be taken into consideration.

3. STRAWBERRY SUBDIVISION - PRELIMINARY

Petitioner: Robert Hamilton - Robert Gerlofs  
Location: NE 31 and D 1/2 Road

Formerly Palomino Acres - Zoning R-2  
They are lumping 5 $\frac{1}{2}$  to come up with parks.

There was a question about an Elementary School being area.

4. HOMESTEAD SUBDIVISION - PRELIMINARY

Petitioner: Mike Hyre, Louise Forster, Anita Foust  
Location: NW of 29 & E 1/2 Roads

Conni McDonough showed plans for Subdivision and stated that it is 3/4 mile below Darla Jean Subdivision.

5. HOMESTEAD SUBDIVISION -SKETCH

Petitioner: Bray Realty Co.  
Location: NE of 30 & E 1/2 Roads

Conni McDonough stated that they would ask for guidelines and action when Final comes in.

Concerning Sign Codes - Don Warner requested that Board Members have comments for next meeting concerning this.

ADJOURNMENT: 12:00 P.M.



Supplement to correct minutes for City Planning Commission Meeting May 28, 1975.

Conni McDonough, County Planner, explained that a Transitional Subdivision can occur up to one mile of the City Limits and requires action by the City Planning Commission. The Commission has jurisdiction over the subdivision of lands within three miles of the City Limits concerning the major street plan. Senate Bill 35 gives the Commission the right to review all subdivisions within a two mile area of the City Limits.

County Items:

1. DARLA JEAN SUBDIVISION - PRELIMINARY

Petitioner: Noel B. Norris  
Location: Northwest of 29 and F Roads

Conni stated that this is a Transitional Subdivision, and would receive full City improvements.

Total acreage of Darla Jean is 35 acres - 100 units. The need for a park in the area was expressed.

Discussion was held on the 1.8 acre area as a potential park with the possibility of a foot bridge being made across Indian Wash. A bikeway and walkway could be established in the area of Indian Wash. Adjacent ground for a flat, useable area for swing and baseball field would take three lots.

Another proposal, 1.7 acres in middle could be used for park purposes. This would take 5 lots.

Conni was asked to work with the developer to negotiate a park area and return with a recommendation.

2. CLINE SUBDIVISION - PRELIMINARY

Petitioner: Roy Anderson and Dwight Cline  
Location: SW of F Road and 30 1/4 Road

The Board noted concern that there is no provision for sidewalks in Subdivisions that are within three miles of City Limits.

It was the view of the Board that this should be taken into consideration for County Requirements.

3. STRAWBERRY SUBDIVISION - PRELIMINARY

Petitioner: Robert Hamilton - Robert Gerlofs  
Location: NE 31 and D 1/2 Road

Formerly Palomino Acres - Zoning R-2

The concern for park area was discussed. The possibility of lumping 5<sup>1</sup>/<sub>2</sub> acres from several developments in the area together is being considered.

There was a question about Elementary School needs in the area.

4. HOMESTEAD SUBDIVISION - PRELIMINARY

Petitioner: Mike Hyre, Louise Forster, Anita Foust  
Location: NW of 29 & E 1/2 Roads

Conni McDonough showed plans for Subdivision and stated that it is 3/4 mile below Darla Jean Subdivision.

5. EASTMOOR SUBDIVISION - SKETCH

Petitioner: Bray Realty Co.  
Location: NE of 30 & E 1/2 Roads

Conni McDonough stated that this a Transitional Subdivision. This is for information and guidelines and action would be requested at the presentation of the Preliminary and Final Plans.

Concerning Sign Codes - Don Warner requested that Board Members have comments for next meeting concerning this.

ADJOURNMENT: 12:00 P.M.