

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 June 25, 1975 by Chairman LEVI LUCERO; with the following members present: JANE QUIMBY, JOHN ABRAMS, JANINE RIDER, BLAKE CHAMBLISS and VIRGINIA FLAGHER.

Also present were: DON WARNER, City Planner, Karl Mezner, City Planning Technician; BARBARA EINSPAHR, Acting Secretary and approximately 10 interested persons.

Corrections to minutes were: correction of spelling of meets and bounds to read metes; correction spelling of Tom Young to Younge; also that Mr. Younge is Chairman of The Board for St. Mary's Hospital instead of Manager; and on Intermountain Bible College motion for final development plan. It should have stated that it passed unanimously.

There was also a supplement to correct minutes concerning the County Items.

JANE QUIMBY MADE A MOTION TO APPROVE MINUTES AS AMENDED. JANINE RIDER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

1. ROAD VACATION - GRAND JUNCTION STEEL

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

A letter from Mr. Jim Patterson, Utilities Director for City, was read concerning road vacation. (On File at City/County Development Department)

Mr. James Golden, Attorney for Grand Junction Steel, said that he had met with Gus Byrom concerning matters in letter. Mr. Golden stated that in April there had been two issues raised:

1. Steps to be taken to protect City water line.
2. Conveyance of ten feet off property line for road right-of-way in consideration of vacation.

Mr. Golden and Mr. Byrom had made a compromise for right-of-way in regards to proposed bridge and extension of 12th Street.

Compromise was that if bridge was built with ten years of date, Grand Junction Steel would convey ten feet for right-of-way for 12th Street. Gus Byrom had suggested that it be a fifteen year figure. Mr. Golden said that this could be entered in a binding formal contract. He also felt that each party concerned would be meeting half way.

Virginia Flager questioned Mr. Golden about the value of the two acres. Mr. Golden stated that he does not have a figure but spoke of five lots that had been purchased previously for \$1,500.00 each.

Virginia Flager held the view that it is the responsibility of the Planning Commission to look further than 15 years into the future. She spoke that this could become a political stumbling block.

Mr. Golden questioned whether 12th Street should be included in The Small Cooley Plan and if there were plans for bridge to be built somewhere else.

Virginia Flager spoke that 15 years pass so quickly that City may be put in a position that they would have to buy right-of-way.

Mr. Golden said that City should look at streets being vacated on an individual basis.

Virginia Flager spoke that vacated street land is of monetary value and the land gain is beneficial to Grand Junction Steel.

Blake Chambliss had questions for Gus Byrom: Is it feasible to include 12th Street in The Small Cooley Plan because of tailings that are in this area? Should 12th Street be taken off of Small Cooley Plan if 12th Street is not needed for bridge?

Don Warner spoke of letter from EPA on subject whether bridge should be built with tailings being present.

Gene Allen spoke that they are purposing to do Industrial Study in this area and that a crossing will be needed in the area. The Planning Commission needs to keep option of 12th Street open. Could come up with two or three crossings between Fifth Street and 30 Road.

Levi Lucero spoke that crossing could be made over river with another point of entrance into town instead of 12th Street.

Blake Chambliss said that he would like to have Gus Byrom present.

Gus Byrom was not available.

Don Warner spoke in Gus Byrom's behalf saying that the City of Grand Junction could never finance bridge on 12th Street because of cost. It would be necessary for Mr. Byrom to meet with the State Highway Department in order to discuss financing. If the Highway Department would agree to financing, the City would build.

It was mentioned that there was a sale of Climax property in this area to Mr. Ray Sullivan. This required a waiver from Mesa County and a 100 foot right-of-way to be dedded across property to river for 12th Street.

Virginia Flager questioned Gene Allen if the Transportation Plan would be available with four months. Mr. Allen answered that this is top priority.

Levi Lucero asked Gene Allen his opinion of the 15 year period.

Mr. Allen felt that we would be closing the door by putting in a time period in the compromise. He also stated that it is possible that another bridge may be built instead of 12th Street.

Janine Rider questioned Jim Golden if the property would be used differently. Mr. Golden replied that it is desirable from title standpoint to have road vacated so that it can be used for some other purpose.

Blake Chambliss asked Mr. Golden if there is a deadline to get this road vacated and if he is concerned about putting any time limit on it. Mr. Golden replied that no conclusion is necessary at this time. He mentioned Mr. Allen's Transportation Study may show additional need for bridges but Don Warner's statement about the Highway Department financing bridge may put a different view on the subject. Mr. Golden said that the only reason for putting a time limit is to clear air. He also stated that they could extend the compromise to twenty years.

Levi Lucero suggested that if Grand Junction Steel would give up ten foot right-of-way then they could approach the Planning Commission for a revocable permit for the use of that right-of-way until such time as 12th Street is extended.

There were no opponents from the audience. Hearing was closed.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO VACATE STREET AND ALLEY AS REQUESTED BY GRAND JUNCTION STEEL WITH TEN FOOT ON EAST SIDE OF PROPERTY BEING DEEDED TO CITY FOR 12TH STREET RIGHT-OF-WAY AND A REVOCABLE PERMIT BE ISSUED TO GRAND JUNCTION STEEL FOR USE OF TEN FOOT UNTIL SUCH TIME AS IT IS NEEDED FOR 12TH STREET SUBJECT TO REQUEST FROM MR. JIM PATTERSON:

1. An easement along the length and extending fifteen (15) feet on each side of the water line shall be provided to the City.
2. Grand Junction Steel will not permit the storage of large objects or steel stock over this easement.
3. The easement should be marked (pavement marking or signs) to alert employees of the risk present with marking materials or signs to be furnished by City.

BLAKE CHAMBLISS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

John Abrams questioned why the City should be required to provide signs.

It was answered that in order to keep consistency of signs, the City provides signs.

2. H. O. ZONING FOR HOWARD JOHNSON ANNEX #2

Petitioner: Staff Recommendation
Location: NE Howard Johnsons

Don Warner mentioned that there were two pieces included in this annex. The first piece was zoned H.O. for Howard Johnson Hotel. Staff asked that the second piece be zoned H.O. to conform with surrounding property.

There was no further discussion. Hearing was closed.

JANINE RIDER MADE A MOTION TO RECOMMEND TO CITY COUNCIL H. O. ZONING FOR HOWARD JOHNSON ANNEX #2. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

3. R-1-B ZONING FOR KANALY ANNEX

Petitioner: Staff Recommendation
Location: North of Knollwood Drive, West 1st Street

Don Warner stated that this was a 90 foot strip and staff asked that this be zoned R-1-B to conform with surrounding area.

Mr. Ed Lippoth, 2246 Knollwood Lane, questioned what would happen to 90 foot piece because of the limited access.

Don Warner answered that they had no idea of what will happen to piece. There are no plans at the present time. He explained R-1-B zoning to audience.

Mr. Lippoth said that the neighbors were concerned about development.

Don Warner said that if development is proposed, that a public hearing advertisement will be advertised.

Levi Lucero questioned how many owners were included in this rezoning. Don Warner answered that Mr. Kanaly was the only owner.

Levi Lucero said that there is no development being proposed now just a zoning change.

Pat Gormley was concerned that there be no indication that street is going to go North to Patterson Road. He felt that traffic would be pushed onto Patterson Road.

It was requested by Levi Lucero that the minutes state that the prime concern of the adjacent property owners was about streets.

Charles Barone, 2240 Knollwood Lane, asked why this was being rezoned when there is no access to property. Don Warner said that it has to be rezoned to fit City zoning because property was previously in the County under a County zoning.

Blake Chambliss stated that the Planning Commission has the responsibility to look into future zoning of property for the good of the community and at the time of any proposed development they would be looking for input from the area.

Levi Lucero advised residents to watch for advertisement for development in this area.

There was no further discussion. Hearing was closed.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL R-1-B ZONING FOR KANALY ANNEX. JANE QUINBY SECONDED MOTION AND IT PASSED UNANIMOUSLY.

4. CONDITIONAL USE - APARTMENTS IN B-3 ZONE

Petitioner: Grand Junction Housing Authority
Location: 204 North 8th Street

Blake Chambliss was excused because he is the designer.

Blake Chambliss spoke that this is on edge of heavy business zone and that conditional use is compatible with the area.

There will be two bedroom apartments with 1 1/2 parking spaces per dwelling unit.

Don Warner mentioned that the City Sanitation Department needs a spot on alley to pick up trash.

Blake Chambliss said that they could set trash and be sure that area is vacant for parking on non-pickup days.

Levi Lucero questioned if trash has to be on public space.

Don Warner replied that trash has to be adjacent to public space. He also said that motion could be made subject to trash situation be worked out with Sanitation Department.

Virginia Flager questioned whether rent would be financially feasible for old age income. Blake Chambliss answered that it would be.

Jane Quimby mentioned that they should take a second look at how much flexibility should be allowed. She said that developers and contractors may not be that creative. Her question was if the Planning Board will continue to be that restrictive to codes.

There was no further discussion. Hearing was closed.

JANE QUIMBY MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO ALLOW CONDITIONAL USE FOR APARTMENTS IN B-3 ZONE AT 204 NORTH 8th STREET SUBJECT TO WORKING OUT WITH SANITATION DEPARTMENT PROBLEM OF PICKUP FOR TRASH. JANINE SECONDED MOTION AND IT PASSED UNANIMOUSLY.

5. FINAL BULK DEVELOPMENT PLAN - HARCROFT DEVELOPMENT

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

Don Warner stated that there were no changes made except for further review. They had added dimensions so that the Planning Board could see what they are doing.

Don Warner explained map and said that the trash pickup would be on 15th Street. Private drive would be used for internal circulation for occupants not for public.

There was no comment from the audience.

It was staff recommendation that it be granted.

Don Warner said that there are three apartment units with parking at each apartment including a garage. Parking is well above onsite parking requirements.

Blake Chambliss mentioned his objection to the West end and concern for possibility of a weed patch at back end. He thought that they should request planting.

Virginia Flager felt that back end of lot should not have to be planted if they want to have a garden.

Levi Lucero said that it should be maintained. Blake Chambliss's comment was that this leaves it unenforceable.

It was Blake Chambliss's idea that back lot have screen fencing on West and South sides.

It was mentioned that the Grand Valley Apartments, adjacent to Harcroft Development, will have a screen fence on the West side and that it would not be necessary for Harcroft to have fencing on that side also.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO CITY COUNCIL FINAL BULK DEVELOPMENT PLAN, HARCROFT DEVELOPMENT, SUBJECT TO SCREENING ON SOUTH SIDE OF PROPERTY. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. FINAL PLANNED DEVELOPMENT IN H.O. - HORIZON PARK PLAZA

Petitioner: Dennis Granum
Location: Horizon Drive North of Howard Johnsons

Blake Chambliss was excused because of involvement.

Don Warner read letter from Jesse Lakner, representative of Howard Johnson Motel, stating that he had no objection to a Veterinary Hospital being built in the area.

Don Warner stated that this is in Howard Johnson Annex #2 and is against the canal almost at the end of cul-de-sac.

There were no further questions of Dennis Granum or of the Planning Board. Hearing was closed.

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

COUNTY ITEMS

7. TRANSITIONAL SUBDIVISION - C ROAD LIMITED (SKETCH PLAN)

Petitioner: Tom Wilkinson
Location: 430' West of 28 Road, South of C Road containing
9 acres. A conventional subdivision in an R2
zone. Designed for 27 lots.

Conni McDonough presented the location of the proposed subdivision. She stated that this was a transitional subdivision. This would have county requirements for plans and city requirements for improvements.

Existing Huffer Street is adjacent to the East boundary of the subdivision. Ms. McDonough explained that Huffer Street is presently unimproved. She stated that Mr. Wilkinson had discussed the possibility of using Huffer Street as part of the right-of-way for the subdivision. She stated that there needs to be some research of the ownership of that street. If the people holding the ownership of that 12 foot are willing to allow Mr. Wilkinson to use the right-of-way, then he will build on it and to City specifications.

Ms McDonough stated that she needed a motion of approval or denial from the City Planning Board.

Virginia Flager said that they would like to have a total area sketch to see what is exactly East and West. She also questioned if there is open space and park area.

Ms McDonough replied that in time a park area could be established in this area. Don Warner said that Jim Wysocki is talking to school district about a site on Orchard Mesa Junior High for park area.

Virginia Flager questioned the school situation at 28 and C Road. Art Lund replied that he had not seen plans but he felt that Orchard Mesa Junior High has room depending on boundaries moved. He said that Lincoln Orchard Mesa has a little room depending on how fast it develops.

Virginia Flager questioned if there is adequate access onto C Road. Don Warner replied that clearing up the 12 feet would help.

Levi Lucero was concerned West of cul-de-sac and if there is a possibility of a stub to the West.

Ms McDonough stated that they are guiding developer into a four foot sidewalk. She also said that Carter Street may be a pedestrian collector street.

John Abrams suggested that Carter Street be changed to Avenue because it will be running East and West.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO COUNTY COMMISSIONERS THE SKETCH PLAN ON C ROAD LIMITED WITH THE REVIEW FOR CORRECTIONS ON STREET NAMES AND MAKING CUL-DE-SAC CONTINUOUS TO THE WEST AND THAT IT BE ALLOWED TO GO FOUR FOOT SIDEWALK THROUGHOUT EXCEPT FOR CARTER STREET WHICH SHOULD BE FIVE FEET; MAKING CUL-DE-SAC SUBJECT TO REVIEW AT PRELIMINARY STAGE WITH A 50 FOOT RIGHT-OF-WAY STUB TO WEST. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

8. DARLA JEAN SUBDIVISION - PRELIMINARY

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

Ms. Conni McDonough, County Planner, stated that there had been a previous request from this Commission that planning include a park to serve Karen Lee Subdivision and Darla Jean Subdivision. She said that an agreement with developers to dedicate an area previously planned for three lots and developer would be paid for Out Lot A with Karen Lee Subdivision escrow funds. He is making a 5 % dedication. County Commissioners have accepted this proposal.

Ms. McDonough stated that presently along Indian Wash property lines overlay the wash and this will open the area for public access and County maintenance of the wash.

Virginia Flager asked who was responsible for damage to Indian Wash. Ms. McDonough replied that Mesa County has the responsibility of maintenance of Indian Wash. She said that the City has ordered and has drainage plan that will assist planning.

A park in this area would be a natural area for open recreation and a pedestrian/bike path would have to be paved. There is the ability to add on if other developments are started within this area. This would also allow a good walkway for students.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO COUNTY COMMISSIONERS DARLA JEAN SUBDIVISION FOR FAVORABLE APPROVAL. HE ENCOURAGED COUNTY COMMISSIONERS TO WORK CLOSELY WITH THE CITY AND STATED THAT THIS IS A GOOD PLAN RECOMMENDED BY STAFF FOR THE ACCEPTANCE OF PARK AREA AND ACQUISITION OF INDIAN WASH. VIRGINIA FLAGER SECONDED MOTION AND IT PASSED UNANIMOUSLY.

9. EASTHOOR SUBDIVISION - PRELIMINARY

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

Levi Lucero was excused because of involvement.

There is no driveway access allowed on 30 Road because it is an arterial street.

Virginia Flager mentioned that street names for Eastmoor Sub-division have also been used for Orchard Mesa Streets. Ms. McDonough replied that street names are in the process of being corrected.

Blake Chambliss was concerned with East-West continuations.

It was said that Bookcliff Avenue is planned to continue to the West. Blake Chambliss questioned the possibility to plan for the connection of Walnut Avenue in the future.

Ms. McDonough stated that all section lines, 1/2 and 1/4 section roads are being incorporated into plans unless the topography prohibits. Not encouraging thru streets within 1/4 mile areas. Concern for intersection to close to a signal that will undoubtedly occur at 30 and Orchard.

Blake Chambliss remarked that having one connection would cause over use of collector and arterial streets.

The right-of-way on E 1/2 and 30 Roads is 100 feet.

Virginia Flager said that there is no East-West access and mentioned the necessity of widening Orchard Avenue and 30 Road. This is planned.

Virginia Flager asked where the school bus pickup would be and Ms. McDonough replied that at this time she did not know. Art Lund said that all schools are in within walking distance from this Subdivision.

Gene Allen stated that they should work for combination of thru routes and local streets. He also said that points of conflict arise when adding intersections.

Virginia Flager was concerned with the lack of total tie-in. Mr. Allen mentioned that they are making provision to put Bookcliff Avenue thru.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO COUNTY COMMISSIONERS PRELIMINARY FOR EASTMOOR SUBDIVISION WITH RECOMMENDATION FOR AN ADDITIONAL EAST-WEST CONNECTION LINING UP WITH WALNUT AVENUE. JOHN ABRAMS SECONDED MOTION. BLAKE CHAMBLISS, JANINE RIDER AND JOHN ABRAMS WERE FOR AND JANE QUIMBY OPPOSED. MOTION WAS PASSED.

10. SHADY VILLA - PLANNED DEVELOPMENT

Petitioner: Lawrence G. Marshall and
Howard J. Nesbitt
Location: 3/4 Mile West of the Colorado River on State
Highway 340 (Broadway) on the North side of
highway with 774 foot frontage.

Planned for 22 units 3.99 acres in open space on a total of 5.4
acres.

It was requested by the City Planning Commission that a better
vicinity map be supplied by the Engineer.

There will be two parking spaces per unit with vehicular storage
leaving a great deal in natural surroundings.

Levi Lucero questioned if there is a house there now and Ms.
McDonough replied that there is one white house there which will
be removed.

Development schedule depends upon presentation to County Commissioners.
It is proposed to start in the Fall of 1976 and completed in Fall
of 1979. There will be gravel removed prior to development.

Virginia Flager stated her concern of left turn onto Highway 340.

Levi Lucero stated that it sounded like a good plan and would like
for it to be presented again at preliminary time.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND APPROVAL OF SHADY VILLA
PLANNED DEVELOPMENT TO COUNTY COMMISSIONERS SUBJECT TO DECELERATION
LANE BEING PART OF PLAN. BLAKE CHAMBLISS SECONDED THE MOTION AND
IT PASSED UNANIMOUSLY.

DISCUSSION:

Conni McDonough commented that the second draft of amendments to
PDM and creation of new zone for County to allow mobile home and
conventional housing at 6500 square foot/lot were available for
review. Zone will occur in the City review area.

Concerning Transitional Subdivisions Ms. McDonough questioned if
a dedication for underground easements would be acceptable.

Levi Lucero questioned if there are irrigation requirements in the
County and Ms. McDonough replied that there are no regulations con-
cerning irrigation.

Don Warner mentioned that the City is concerned if it would be
cheaper to develop new sources of water rather than to use irrigation.

DISCUSSION ITEMS:

A. STREET NAMES CHANGE (8th ST.)

It was mentioned that Little Bookcliff Railroad should not be a numbered street but should be a drive or name. After some discussion it was decided to rename it Little Bookcliff Drive.

B. 6.1 USES - Staff Recommendation:

Amendment to the Zoning Ordinance to make the following text changes:

Delete the following uses from the 6.1 (Manufacturing, limited)

Section: Canvas products fabrication and
Sales - Crafts Shop - Cold Storage Plant - Upholstery Shops -
Vitreous Ware - Wearing Apparel - Fabrication and Processing -

Add to 5.4 (Repair Shop)

Section: Canvas products fabrication and sales -
Upholstery Shops

Add to 5.9 (Wholesale Business)

Section: Cold Storage Plant - Wearing Apparel
Fabrication and processing.

C. SIGN CODE

Don Warner requested that the City Planning Board review the Sign Code and give written comment to him prior to meeting with Sign Code Committee.

D. INDUSTRIAL STUDY

The Industrial Study was presented by John Ballagh. John Ballagh told the Commission that this report is to be an ongoing study. He presented overlay maps showing improved lots (both commercial and industrial), the water mains, gas lines, flood plains, flood prone areas, the two new sewer collector lines accepted by the City and a soils map.

He stated that the Industrial land in the County included approximately 1100 acres. However, that which is developed as industry is only a little over 100 acres. Whereas, we have 250 acres that is unimproved. There are twenty-four parcels that range in size from 1/4 acre to 76 acres (undeveloped).

Virginia Flager noted her objection to having scenic area along highway instead of using the area for traffic. Don Warner replied that scenic corridor does not make Interstate unusable. Would be band of scene.

DISCUSSION:

Blake Chambliss questioned where the Planning Commission is concerning the Housing Authority. He also questioned Gene Allen

concerning what type of items are in the work for Planning Commission. Mr. Allen replied that there is no presentation now but it will be on early agenda.

Blake Chambliss was specifically interested in sewer plans approved by City Council. He was concerned with Grand Junction Drainage Plan and City Facilities Plan. The Preliminary Draft is with N.H.P.Q. and it was suggested that copies be acquired from them.

Blake Chambliss discussed the property East of 17th Street, North of Orchard Avenue School between Grand Valley Canal, Walnut and Bookcliff Avenues. It was suggested that there be a Plat Plan and ask for PD with 58 units. If Walnut Avenue is given back to City as part of PD process, could ask for PD 12 to keep within range.

Virginia Flager asked if land is available at price for economic project. Blake Chambliss replied that it is.

Virginia Flager spoke in favor of project for elderly.

ADJOURNMENT: 12:00 P.M.