

GRAND JUNCTION PLANNING COMMISSION

MINUTES

The regular meeting of the Grand Junction Planning Commission was called to order in the City Council Chambers at 8:00 A.M. on August 27, 1975 by Chairman LEVI LUCERO, with the following members present: JANINE RIDER, JERRY WILDS, VIRGINIA FLAGER and BLAKE CHAMBLISS.

Also present were: DON WARNER, City Planner, KARL METZNER, City Planning Technician; BARBARA HINSPAHR, Acting Secretary and approximately 20 interested persons.

Corrections to the minutes were: Page 12, paragraph 2; it should have read Brewing Board instead of Draining Board. Page 12, paragraph 3, it should have read ANCI Code instead of Ancy. Page 7, paragraph 5; it should read remove the provision instead of move the provision.

Blake Chambliss requested that the movie shown to the Sign Code Committee be brought to the Planning Commission.

On Page 11, Item #3 - Westgate Park - Preliminary: The motion should be amended to read: BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND TO THE COUNTY COMMISSIONERS AND THE COUNTY ROAD DEPARTMENT THAT THEY SPECIFICALLY LOOK INTO ROAD RIGHT-OF-WAY AND RADIUS CONCERNED IN THAT AREA. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

The minutes were approved as corrected.

Spring Valley Subdivision Final on Filing #3 was canceled by developers and at this time is taken off of the Agenda.

1. REZONE R-1-C and C-2 TO I-2

Petitioner: Corn Construction
Location: Parcel #I Harris Road and Gunnison Avenue
Parcel #II Melody Lane and Gunnison Avenue

Don Warner pointed out the property in question. He stated that Parcel #I is from R-1-C to I-2. Parcel #II is from C-2 to I-2. The top half of lot and over to Harris Road is I-1 rather than R-1-C at this time.

Jerry Fessender, representing Corn Construction, stated that Corn Construction is in concurrence with question on rights-of-way. He also stated that there are some easements that have been obtained by Public Service Company from Corn Construction where the right-of-way of Gunnison Avenue would go. Mr. Corn is in concurrence to make this all I-2 zone.

Don Warner stated that the mention of Gunnison Avenue was from Gus Byron's comments on the review sheet. It stated that we should obtain right-of-way to extend Gunnison Avenue because of future needs as a commercial street.

Mr. Warner spoke of the petition from two residents on Harris Road. This petition was not objecting to rezoning but they did have some suggestions. (On file at City/County Development Department) He also stated that these are all good suggestions but if rezoned, this would have to be up to the owner because under I-2 zoning this is not a conditional use.

Mr. Fossanier stated that Mr. Corn has hauled in many yards of gravel and cleaned up the area and put up an attractive fence. He said that they do want to get along with the neighborhood and Mr. Corn would consider the comments.

Mr. Fossanier stated that their reason for the petition was so they could bring up the zoning to the use. He said that Mr. Corn has purchased older homes and removed them. He also stated that Mr. Corn is interested in keeping the neighborhood cleaned up and is interested in complying with the suggestions.

There were no further proponents and no opponents. Hearing was closed.

Blake Chambliss questioned where the Planning Commission is concerning the right-of-way.

Don Warner stated that Mr. Corn is in agreement to deed right-of-way if this is rezoned. He said that this would be taken care of between Planning Commission meeting and taking it to the City Council.

Mr. Warner said that there is some right-of-way needed off of the bottom of the Harris Road piece and off of the North side of the existing property.

BLAKE CHANBLISS MADE THE MOTION TO RECOMMEND TO CITY COUNCIL THAT ZONING BE CHANGED ON WEST PARCEL FROM R-1-C TO I-2 WITH THE STIPULATION THAT RIGHT-OF-WAY BE GRANTED. VIRGINIA FLAHER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

JANINE RIDER MADE THE MOTION TO RECOMMEND TO CITY COUNCIL THAT ZONING BE CHANGED FROM C-2 TO I-2 FOR PARCEL #11. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

2. REZONE TO PDB & ZONE: B-2 & P - CORNER 12th & PATTERSON ROAD

Don Warner stated that the zoning that was there prior to the change PDB was 50,000 square feet of B-2 and 30,000 square feet of P (Parking zone) and then it all became PDB.

Mr. Warner discussed the memo from Mr. Gerald Ashby, City Attorney. (On file at City/County Development Department)

Virginia Flager felt that it should not be rezoned but it should be amended.

Don Warner stated that it cannot be left in limbo because the PDB

was approved conditionally.

It was stated that this was actually not a rezoning but a completion of a condition that was put on it in the first place.

The City Planning Commission Board does agree with the action that needs to be taken in order to bring this back into conformance. As far as the Board is concerned, there is no objection to the reversion of the zoning.

5. FINAL PLAN - LA VILLA GRANDE SUBDIVISION

Petitioner: William E. Colson, et al
Location: North of Wellington Avenue and Little Rockcliff Drive

Don Warner explained area. He said that the copy sent to Planning Commission members is not a copy of the Final Plat except for the lines of the lots. It is a copy of the final with an overlay on it with the buildings on it. The easements necessary are on it and approved. The right-of-way on Wellington has been cleared up with the City Engineering Department and at this time there are no objections to this plat.

There were no proponents or opponents. Hearing was closed.

Blake Chambliss questioned lots one thru four.

Don Warner stated that four takes in the whole bottom lot; three is a large lot on the Northeast area; one and two are smaller lots on the West side of the North.

Jerry Wilds questioned if there is a bridge in future plans. Don Warner replied that City Engineering is doing some work for a bridge at the end of Little Rockcliff Drive.

Blake Chambliss questioned if at the North end of North Eighth Street if there is an additional bridge planned. Don Warner replied that this is still in limbo and if the bridge is not forthcoming, then they figure on getting some right-of-way down thru the Grand Valley Canal area. He also stated that Engineering is satisfied with this map as far as what they are going to need.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND TO CITY COUNCIL THE FINAL PLAN ON LA VILLA GRANDE SUBDIVISION CONTINGENT ON RIGHT-OF-WAY (CUL-de-sac) ON WEST SIDE BEING RESOLVED BEFORE FINAL PLAN GOES TO CITY COUNCIL. VIRGINIA FLAHER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

4. FINAL BULK DEVELOPMENT - PATTERSON GARDENS

Petitioner: Chuck Wiman
Location: SW Corner of 15th and Patterson Road

Don Warner showed and explained map. He explained that this has gone back to Bulk Development which is the density of R-1-C. It is now a group of four-plexes. In lieu of the Tennis Court they ~~have gone in with a swimming pool.~~

The School Department is concerned about a bus turn off. For the present time, until Patterson Road is widened, a fifty-foot right-of-way is in the plans before construction. There is a wide area South of Patterson Road which could probably be taken care of with a graveled area for the School Bus to turn off of.

There is a possibility of giving the school district an easement after Patterson Road is improved making the pickup completely off of the road.

Virginia Flager felt that the school bus pickup should be kept on Patterson Road and not go into the subdivision for pickup.

Mr. Warner replied that if they do go the North Avenue design street, there would still be seventeen feet behind the curb.

Chuck Wiman spoke that they would have no objection if the school district did not want to send a school bus through the property to providing a graveled pickup area.

Jerry Wilds stated that he would much rather there be a graveled area on Patterson Road rather than having the bus go thru the property.

Conni McDonough, County Planner, asked what the development will be on the perimeter roadways and where it would be located. She also wanted to know if it was according to present or future development of the roads.

Don Warner stated that there is no curb and gutter drawn in and that it is in agreement with the City Engineering Department that the developers will enter into an improvement district when Patterson Road and 15th Street are improved.

Mr. Warner said that Gus Byron had suggested that they not go in there and do any improvements along the front at this time because of the unknown quantity of when the road comes in and how it would be built.

Ms. McDonough spoke of a letter that she had received from the school board to the County Planning Commission requesting that the requirement for sidewalks in all County Development be immediately passed. Her feeling was that this would also be applicable to City developments in the event that sidewalks were not being provided.

Don Warner stated that sidewalks will be required but not until improvements are needed on Patterson Road.

Blake Chambliss questioned if 15th Street would also be in the agreement for the improvement district as Patterson Road is.

Don Warner stated that this could be put in the motion and signed before going to City Council.

Mr. Chambliss asked Mr. Winan what his construction time schedule is. Mr. Winan replied they plan to start excavating, rough-cuts, sewer and water lines around September 15, 1975. They would plan to start on the units around the middle of October, 1975.

Mr. Chambliss felt that according to Bulk Development procedure this is an incomplete submittal at this time. It does not have major landscaping and Mr. Chambliss felt that the pedestrian walkway within it is inadequate as presented.

Mr. Winan stated that they do not have the landscaping plans in their office at this time. The landscaping has gone out for bid. He stated that the sprinkling system and lawns are going to go out for around \$20,000.00. They feel that they can improve upon this cost and this is why they haven't presented a definite plan for landscaping.

Mr. Winan stated that they did not want to go with any walkways around the edge because this project is really depicting more of the private kind of development. He also said that it does not show curb and gutter and sidewalk within but a mat of paving. It has the concept of circular drives.

Janine Rider questioned if going to the pool area and around behind would be grass. Mr. Winan said that it would be grass. From the parking area on the East side there will be a walkway leading from the parking area over to the pool. Everything to the East and North will be grass and landscaped.

Levi Lucero questioned if there is street lighting. Mr. Winan spoke of six or eight lights. There will be two at the entry way and then they go on down the road. Public Service will put these in for them.

Janine Rider felt that the people on the West have a long distance to go to carry trash and that the trash truck has to go in and then back out.

Mr. Winan stated that on the recommendation of how many trash collector systems that they put in there this is what is adequate.

Blake Chambliss was concerned about the Site Drainage. It was stated that it is in the normal drainage of it and that most of the drainage will be to the North. There is a gradual slope to the West area.

Mr. Chambliss spoke of a problem with the paved drives concerning a run-off.

VIRGINIA FLAGER MADE A MOTION TO RECOMMEND TO CITY COUNCIL FOR APPROVAL OF PATTERSON GARDENS BULK DEVELOPMENT SUBJECT TO REVIEW FOR LANDSCAPING, DRAINAGE PLAN, SCHOOL BUS LOADING ON NORTH SIDE OF PROPERTY NOT CONTINGENT UPON COMING THRU THE PROPERTY AND AGREEMENT TO PARTICIPATE WITH IMPROVEMENTS ON PATTERSON ROAD AND 15TH STREET. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

5. ELAM ALLEY VACATION

Petitioner: Robert and Mildred Elam
Location: Alley West of 7th Street between Kimball and Struthers

Don Warner stated that this had been brought up previously. The hang-up was with one owner of the property who has now signed the petition.

Mr. Elam owns the property on the West and East sides except for one piece that belongs to Mr. Bobo. On the present petition, these people have signed the request. There is no objection from review agencies.

Mr. Bobo would pick up five feet on his lot and Mr. Elam picks up the rest. If Mr. Elam feels that he needs the other five feet, he would have to buy that from Mr. Bobo.

Mr. Elam stated that the yards are cut up with the alley and they would like to incorporate so that it would be easier to get in and out of the property. They would like to make yard and office all together.

There were no further proponents or any opponents. Hearing was closed.

Jerry Wilds questioned the status of Kimball from 7th Street to the alley. Mr. Warner replied that it serves nothing except the two lots on the side and does not go through.

JANINE RIDER MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL FOR ELAM ALLEY VACATION. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. FINAL SITE PLAN FOR USE IN H.O. ZONE

Petitioner: Dennis Granum
Location: Lot 19-Horizon Park Plaza

Blake Chambliss was excused because of involvement.

Don Warner showed and explained that this is the Tennis Complex behind Howard Johnson's. These plans show an addition of one tennis court. It had been suggested that the Tennis Court be rearranged so that road could be put in to get into the future development area.

Mr. Warner commented that the designers show no landscaping on the plans. This is an H.O. Zone with required PD which is supposed to show landscaping.

Ms. McDonough stated that there is a dedicated right-of-way and that it is available for public access from the South end of the big lot.

VIRGINIA FLAHERTY MADE THE MOTION TO TABLE THE FINAL SITE PLAN FOR USE IN H.O. ZONE AND REQUESTED THAT PROponents BE PRESENT SO FURTHER INFORMATION ON PLAN CAN BE OBTAINED CONCERNING LANDSCAPING AND WHY CHANGES HAVE BEEN MADE IN PLANS. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

7. SIGN CODE

Mary Hurst, Chairman of the Sign Code Committee, discussed the minutes from their meetings on 8-14 and 8-20-75. (On File at City/County Development Department.)

Don Warner stated that at the request of the Sign Code Committee, Karl Motzner has taken slides of signs on North Avenue and downtown. These slides will be shown at September 10, 1975 meeting of the Sign Code Committee. Mr. Dean Dickey will explain to the Committee what height and size signs are that are in the slides. There will be a meeting 9-17-75 to finalize a draft before going to the City Planning Commission Board September 24, 1975.

Virginia Flager questioned if this Sign Committee was appointed. It was felt that the Committee grew out of the North Avenue Beautification and appointed by former staff. (Further investigation after the meeting, showed that committee was appointed by the Mayor, Stan Anderson.)

The Board of Appeals must be appointed by the City Council before it has legal status.

Mr. Richard Clark, representative of the North Avenue Businessmen, stated that there are four people elected to represent North Avenue although they are not on this Committee. He feels that the Sign Code Committee have put in a lot of time and he feels that they are doing a good job.

It was the feeling of the Board that community input is very important and all efforts will be made to let the community know when meetings are being held.

8. COLORADO RIVER PARK PROPOSED RC&D MEASURE PLAN

The Draft, which was put together by the Soil Conservation Service (SCS), was presented by Blake Chambliss. He stated that as part of the Comprehensive Master Plan, which was put together eight years ago, it was suggested that the areas along the River be preserved as open space and accessible to the public. The document for the Comprehensive Master Plan has never been adopted as the official plan for the area but the intent and hearings have been carried forward.

Greenbelt has had contact with the State Game and Fish Department and asked them to study the possibility of this being a State Park.

They made a study of it and came back with a recommendation that it was a very viable kind of project. Because of a lot of administrative problems, problems of control and so forth, they recommended that it not be a state park.

Mr. Chambliss stated that some people are interested in selling land and some are not. Some would give an easement for right-of-way.

The cost of this project is about a million dollars. This is for the acquisition and development. There is about 13 miles of river, 9 1/2 miles are of the Colorado River and the rest is the Gunnison River.

The proposal is in line with the cost break down, if the City and County will each come up with approximately \$100,000.00, the project can move ahead. The financing package at this point is projected over a five year period to be acquired and developed.

Further discussion was held on the financing and construction of pathways and it was stated that fences are included in cost of plan.

Virginia Flager noted her concern that there could perhaps be some Commercial Businesses such as a marina or sea food restaurant in the area.

Mr. Chambliss said that they want to improve the river and then encourage development.

VIRGINIA FLAGER MADE THE MOTION THAT THE CITY PLANNING COMMISSION ENFORCE THE CONCEPT OF THE COLORADO RIVER PARK PROPOSED RC&D MEASURE PLAN AND TO RECOMMEND IT TO CITY COUNCIL THAT FURTHER ACTION BE TAKEN WITH THE STIPULATION THAT A GREAT DEAL MORE THOUGHT GO INTO THE COMMERCIAL ASPECTS AND ENVIRONMENTAL IMPACTS. JANINE RIEBER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

BLAKE CHAMBLISS PRESENTED THIS PLAN BUT DID NOT VOTE.

DISCUSSION:

~~(A)~~ FOUR ACRE ZONING REQUIREMENT

Doctor Jarros, Art Fash and Telka Fash are interested in developing land along 13th Street behind Albertson's and a strip of land on the North side of Mesa Avenue from 12th to 13th Street. This is an L strip of land around the shopping center that was zoned originally as a buffer strip. Discussion of 4 acre requirement followed. The Commission felt this requirement should remain in the regulations.

It was the feeling of the Board that interested parties should apply for a PDS, PD12, or PD20 and present it to the Development Department and then to the City Planning Commission.

(B) Ginny Huntington, League of Women Voters observer, was concerned if a final decision had been made on a City Council Member being on the City Planning Commission Board. She read a letter from the League of Women Voters. (On file at City/County Development Department).

It is still the feeling of the Board that outside people should be brought into the work sessions for their opinions and help on this matter. They also felt that the support from the League of Women Voters is needed.

Ms. Conni McDonough, representing the County, has requested that the County Planning Commission and the City Planning Commission have a work session on 1041 at 4:00 P.M., September 9, 1975.

The meeting was adjourned at 11:35 A.M.

Mayor Kozisek, members of the City Council
Mr. Lucero and members of the City Planning Commission

In the July meeting the issue of the legality of shared members of City Council and Planning Commission was raised. This is an issue which concerns the Grand Junction League of Women Voters and I would like you to know of my interest and my willingness to help you explore solutions to this problem.

More specifically, I am concerned that the City Government operate properly and within its legally proscribed limits, so that decisions made by the City Council and Planning Commission are legally sound and binding. It is also possible that the intergovernmental cooperation and communication gained by having shared City Council and Planning Commission memberships would be lost if the current system is changed, meaning less efficient and effective government in the long run.

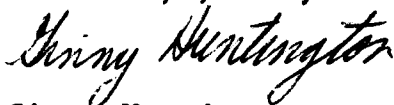
Before a final decision is made I would hope the various alternatives and their implications for good government are fully considered.

In my efforts to find additional information on this issue a brief survey was made of towns in Colorado which share City Council and Planning Commission members. In a partial review of the Municipal League Handbook 28 Communities were found ranging in size from 770 to 502,000 which have joint membership of one to three members.

In addition, 20 communities were found ranging in size from 4,000 to 179,000 which do not have shared memberships. A complete list is attached. Since no single pattern emerges, I would be willing to assist the City Council and the Planning Commission in sending questionnaires to some of the communities and/or officials involved to further determine the benefits of each system.

Again, I would like to express my willingness to be of help in any way that would assist you in making this decision.

Sincerely yours,



Ginny Huntington
League of Women Voters
Planning Commission Observer

TOWN	POPULATION	ARE THESE SHARED MEMBERS	# OF SHARED MEMBERS	REMARKS
La Junta	8,200	yes	1	
Longmont	32,863	yes	2	
Louisville	3,700	yes	3	
Loveland	21,750	yes	2	
Ouroy	835	yes	2	
Rangeley	1,650	yes	2	
Rocky Ford	5,000	yes	3	
Salida	4,800	yes	2	
Sheridan	5,810	yes	2	
Silverton	770	yes	2	
Sterling	12,500	yes	1	
Trinidad	10,500	yes	1	
Westminister	33,000	yes	1	
Windsor	2,400	yes	2	
Northglenn	35,000	no		
Pueblo	105,000	no		
Rifle	2,400	no		
Steamboat Springs	3,500	no		
Thornton	29,000	no		
Wheat Ridge	36,300	no		

TOWN	POPULATION	ARE THESE SHARED MEMBERS	# OF SHARED MEMBERS	REMARKS
Alamosa	7,377	yes	3	Includes mayor
Arvada	80,358	yes	1	
Brighton	13,800	yes	2	
Broomfield	14,189	yes	1	Mayor only
Canon City	12,366	yes	2	
Commerce City	18,000	yes	1	Mayor only
Craig	4,500	yes	1	
Denver	502,700	yes	1	
Englewood	35,951	yes	2	
Estes Park	2,200	yes	3	Mayor is P.C. Chairman
Fountain	7,000	yes	2	
Glenwood Springs	6,275	yes	1	Mayor only
Gunnison	5,313	yes	2	
Kremmling	1,500	yes	3	
Aspen	5,500	no		
Aurora	179,000	no		
Boulder	75,395	no		
Colorado Springs	172,000	no		
Cortez	6,600	no		
Delta	4,000	no		
Durango	11,700	no		
Fort Collins	57,750	no		
Golden	12,800	no		
Lakewood	120,000	no		
Littleton	34,000	no		
Manitou Springs	4,500	no		
Monte Vista	3,954	no		
Montrose	7,200	no		