

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

The regular meeting of the GRAND JUNCTION PLANNING COMMISSION was called to order in the CITY COUNCIL CHAMBERS at 8:00 A.M., May 26, 1976 by Chairman LEVI LUCERO, with the following members present: FRANK SIMONETTI, VIRGINIA FLAGER, JANE QUIMBY, BLAKE CHAMBLISS, JANINE RIDER, JERRY WILDS, and JOHN ABRAMS.

Also present were: DON WARNER, City Planner, KARL METZNER, City Planning Technician; BARBARA EINSPAHR, Acting Secretary and approximately 17 interested persons.

The minutes of April 28, 1976 were approved as mailed.

1. #26-76: PROPOSED FINAL PLAN FOR PINYON PARK SUBDIVISION:

Petitioner: Pinyon Builders
Location: I-70 Business and 19th Street

Don Warner explained that the only change from the Preliminary Plan is an easement for the utility company.

Don Warner: The only question of this plat is the size of easement on the South side of Lot 1. I would propose that if you approve this plat, that it be approved as presented. There is a meeting scheduled prior to City Council meeting between the developer and the utility companies to see if any changes can be made in the size of this easement.

John Abrams: What is the problem with the size of the easement?

Don Warner: The width. They have a building that comes within eight feet of the easement line and it shows a 20 foot easement.

Pete Sigman of N.H.P.Q, representing Pinyon Builders, stated that a meeting is planned May 27, 1976 with the Utility Companies.

Virginia Flager: I question the usage of the West end of lot one because of its proximity to the railroad.

Don Warner: They want one there because of the availability of the railroad spur.

There were no opponents. The hearing was closed.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE FINAL PLAN FOR PINYON PARK SUBDIVISION. JANINE RIDER SECONDED THE MOTION. VIRGINIA FLAGER VOTED NO. MOTION WAS PASSED.

2. PROPOSAL FOR VARIANCE ON SIGN AT 12TH AND PATTERSON ROAD:

Mr. Bruce Bauerle and Mr. Dean Dickey are non-voting members of the Sign Code Appeals Board. During this discussion they were asked for their input to assist the Board.

Mr. Warren Gardner showed the location of the building and the building site at 12th and Patterson Road in reference to where the sign is proposed to be located. He stated that they would like to erect only one box sign

instead of having an L shaped sign. The proposed sign would not exceed the 300 square foot allowance per street.

Mr. Warner stated that the question is whether the box sign would be looked at as one sign or four signs.

Mr. Dickey stated that only two sides are visible and felt that there was no problem with the box sign.

Mr. Chambliss was concerned with the bulk of the sign. He felt that it would take up more space. Mr. Warner commented that the sign is within the allowable square footage.

Mr. Bauerle stated that he felt that the box sign is within all feasibility.

The feeling of the Board was that it is a very attractive sign and that it would fall in the category of one sign.

JANINE RIDER MADE THE MOTION TO GRANT THIS SIGN AS ONE SIGN IN ALLOWABLE SQUARE FOOTAGE. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

3. #29-76: PROPOSED CONDITIONAL USE - OFFICE IN R-3 ZONE:

Petitioner: Harold R. Barnett and H. K. Webster
Location: North side of 500 block of Ouray Avenue

Don Warner: The Ordinance lists offices and restaurants as a conditional use in an R-3 Zone. This proposal is for an office. There is one residence between the proposed site and The Older American Center. The office is proposed for use of the Mesa County Teachers Federal Credit Union. The office would be approximately 8,000 square foot which includes a full basement area, first floor and a part messaline floor.

Comments from the Sanitation Department and the Traffic Department have been agreed upon. The Traffic Department prefers to leave the alley two-ways instead of a proposal for a one-way and the Sanitation Department have asked that one of the parking spaces in the rear be used for container so they can collect refuse at the alley.

Janine Rider: How many houses are in the block of 500 Ouray?

John Quest of N.H.P.Q.: There are two existing houses in the block that will be removed leaving two to remain.

Virginia Flager: Why not just rezone the block to its proper usage?

Mr. Barnett: We felt that it would be less offensive to owners of the residential property to apply for a conditional use.

Don Warner: One of the potentials of the residential owners is for a possible purchase by The Older American Center and the Mesa County Federal Credit Union as a joint parking lot.

Jane Quimby: The parking on both sides of the street is hazardous and I don't see how people can get in and out without traffic violations.

Mr. Barnett: There is ample parking for this project.

Blake Chambliss: One of the values of a conditional use is that we have a review of the business going in.

Janine Rider: I think that we need to take every precaution in these areas to keep places for older residents that need a place to live that is close in.

Mr. Webster: We have had a feasibility study done on apartments. The usage as apartments would allow 28 units. The traffic would be greater.

There were no further questions or any opponents. The hearing was closed.

Blake Chambliss: The perimeter of the property that abutts the residential property shows blacktop. I would like to see the east-west quarters planted and landscaped; leave trees and hedges in for greenery on both sides.

Jerry Wilds: If your going to try to mix the commercial and residential use, then there is need for the commercial to coincide with the residential.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL FOR PROPOSED CONDITIONAL USE - OFFICE IN AN R-3 ZONE WITH THE STIPULATION THAT ADEQUATE LANDSCAPING SCREENING ON THE EAST, WEST AND NORTH SIDES BE PROVIDED SUBJECT TO THE CITY PARKS DEPARTMENT REVIEW. JERRY WILDS SECONDED THE MOTION. VIRGINIA FLAGER AND JOHN ABRAMS VOTED NO. MOTION PASSED.

4. #28-76: PROPOSED CONDITIONAL USE - SERVICE BUSINESS IN B-1 ZONE:

Petitioner: Terry and Janell Boggs
Location: 1214 North 7th Street

Don Warner: This proposal is to allow a style shop and beauty shop. Offices are allowed in this B-1 Zone. The conditional use is for the style and beauty shops. The plan is to put in a style shop on the first level and beauty shop on the second level which has a balcony that overlooks the garden.

Jane Quimby: Is the house between this proposal and Curtis Photography coming out?

Don Warner: Yes.

Levi Lucero: How do you get to the rear of the parking area?

Don Warner: From the alley.

Mrs. Ruth Cronk: I am definitely in opposition to this. I am the daughter of Mr. and Mrs. Lapp that live on a residence adjacent to this. My parents are elderly and will be moving out of the home before long but I will move in. I am extremely concerned on expanding this for anymore business besides it is most unattractive on the west and will make for more traffic in and out of that alley because they propose to park in the rear of the business. Also, they have taken out many big trees. There is going to be a lot of blacktop and its just bad.

Terry Boggs: Of course the building has already been approved. We hope that it isn't all that unattractive. It will be completely covered with natural wood on the outside, an eight foot balcony overhang and the roof line will come out about eight feet and will be covered with natural wood. The entire area, as you see drawn in, will have small rolling hills all around. A fountain will be placed on the corner which has been approved by the Parks Department. The building is already being built so the only use that we are asking for is the use for the style shop and beauty shop.

Levi Lucero: The nature of the request here is not for a zoning change but for the uses within the building.

Mrs. Cronk: To have the space used as a style shop and beauty shop would increase the traffic and the number of cars going in and out.

Virginia Flager: I can think of many types of uses that would have as much traffic as a style shop and beauty shop such as a doctors office.

A letter from Charles H. Kerr in opposition to the development was read. (On file at City/County Development Department)

Mrs. Cronk: Is it true that they will be using the alley to get access to the parking behind this building?

Don Warner: They show three parking spaces in the rear.

Mrs. Cronk: This is one thing I specifically mentioned before. It is going to be a real hazard to increase any traffic in that alley at all.

Jane Quimby: Could you make that parking in the alley private parking for the people that work there?

Terry Boggs: We are planning on using that for our own personal parking. The second building will not have any office that opens in that section of parking.

Virginia Flager: How wide is the walkway?

Terry Boggs: four foot in front of the building. We are planning that those cars that park in the front of the building will be for short transactions.

Janine Rider: Where are the entrance and exits of shops?

Terry Boggs: The man style shop entrance is on the South side. This will be from an appointment basis with probably only two people there at one time. The beauty shop will be on the second floor with access by stairway at the front of the building.

Blake Chambliss: The plan shows burn but does not show any indication of trees or landscaping. What is the intent on the South side?

Terry Boggs: We are hoping to continue the landscaping with red rock in the front and a concrete walk to the east. We have proposed a fountain on the corner with the rest of the area in about 18" roaming hills. We will have aspen trees that will be about an inch in diameter. If we have too large of trees it would be hazardous for traffic. Inside of the building we have a garden area with two fountains.

Blake Chambliss: In terms of visibility bushes of the proposed height are much more objectionable. All you have with trees are trunks at eye level.

Don Warner: We have suggested to Mr. Boggs that the exit on 7th Street carry a no left turn. The entrance is a one-way.

Blake Chambliss: Do you have any objections to big street trees?

Terry Boggs: No, not particularly. We felt that this would be a dry style of landscaping that we are putting in.

Jerry Wilds: When traffic comes out on 7th Street it will have to turn right. People that are wanting to go South are going to have to go back around into the alley. One possibility would be to one-way the alley North and put in some street bumps.

Mr. VanZante: I am concerned about the volume of traffic for that small street and narrow alleys in the area. Additional traffic would be extremely undesirable.

There were no further opponents. The hearing was closed.

Blake Chambliss: I am concerned about the need for large street trees to maintain the character of 7th Street.

Don Warner: There is room in right-of-way for City planting of street trees. I think this is well within reason and to work with Ken Idelman in the planting of street trees.

FRANK SIMONETTI MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR PROPOSED CONDITIONAL USE - SERVICE BUSINESS IN B-1 ZONE, 1214 North 7th Street SUBJECT TO MORE GREEN LANDSCAPING RATHER THAN DRY LANDSCAPING AND THAT THE CITY TRAFFIC DEPARTMENT REVIEW FOR A ONE-WAY ALLEY. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

5. #30-76: PROPOSED FINAL DEVELOPMENT PLAN IN A PDB ZONE:

Petitioner: Sam Haupt
Location: 7th and Patterson Road on the NW Corner

Don Warner explained that on the plat it says "curb by other" and should say "curb location by City Engineering Department". The design as it is now, with the exception of the exact curb location, is what has been approved.

There is one possible change for handball courts under the building. Sufficient parking will be available if the courts are added.

Don Warner: At the same time you are working with this plan, this is a one-lot subdivision that is required under the PD.

Sam Haupt: We are looking to possibly put a 20 foot basement in. This would be a recreation center under the North wing which would not interfere with the outside. The entrance and exit are at the rear of the building and would be below ground.

Blake Chambliss: The plan does not show landscaping that is of any substantial size on the perimeter.

Bob Gerlofs: There are 22 maple trees in the area.

Blake Chambliss: Has Ken Idelman reviewed the use of the maple trees?

Don Warner: A review sheet was sent to him.

Blake Chambliss: My concern is what is shown is not the kind of thing that is going to give decent landscaping.

Virginia Flager: At the intersection of 7th and Patterson Road I don't think we should have too heavy landscaping.

Don Warner: The paving of the four-lane road will not approach this very close. The land is high above the road.

Bob Gerlofs: I don't think there would be any objection to replacing the maples with street trees if that is acceptable to the City.

Don Warner: The square footage for the proposed uses are 3,000 square foot for a small restaurant, 7,500 square foot for a retail sale and 3,000 square foot for offices. Required parking is for 51 spaces and 75 spaces are showed.

There were no opponents. The hearing was closed.

BLAKE CHAMBLISS MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR PROPOSED FINAL DEVELOPMENT PLAN IN A PDB ZONE AT THE NORTHWEST CORNER AND 7TH AND PATTERSON ROAD SUBJECT TO REVIEW OF THE STRUCTURAL LANDSCAPING WITH THE CITY PARKS DEPARTMENT. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

VIRGINIA FLAGER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL

FOR A ONE-LOT SUBDIVISION FOR THE FINAL DEVELOPMENT PLAN AT THE NORTHWEST CORNER OF 7TH AND PATTERSON ROAD. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

6. #31-76: PROPOSED WELLINGTON COVE BULK DEVELOPMENT:

Petitioner: Roger C. Head

Location: North side of 1200 block of Wellington Avenue

Mr. Warner explained that a similar plan under a different ownership had been presented previously.

Don Warner: The property has a short frontage on Wellington Avenue being deep and wider in the rear. The density fits the R-1-C zone for this bulk development.

Comments from adjacent neighbors are for a screen fence as was in the original plan. There are no objections if the fence is included.

Public Service had some question as to the distance of the building in the back end and the developers are working with utility companies. The utility companies have asked for a blanket easement but are working with the possibility of services from the front rather than on the back because the building is five foot off the side.

Mr. Warner explained that the decision of where the trash pickup would be is still to be worked out.

The Fire Department wants a hydrant placed within the area because of the bulk of the development and that would require a six inch water line.

These are proposed for condominiums with common ownership of land and individual ownership of apartments. There are eight units which are within the 25 foot height requirement in the zone.

Bill Huber: The last time I talked to Roger Head he planned for a single floor of one level. We are not objecting to the screening. Mr. and Mrs. Kochevar want the screening which would be beneficial for them.

Don Warner: We have a letter from Mrs. Kochevar asking for the screen fence and received a phone call from Mrs. Clements, on the 12th Street side, asking for screen fencing also. Mrs. Clements had a question about the ditch water and Mr. Huber has assured me that they are going to concrete the ditch.

Bill Huber: To concrete the ditch is no problem. The water pressure is low and we will want to use the irrigation water out of the central pump. There will be more elderly people living in this development.

Mrs. Kochevar of 1238 Wellington: We have no objections as long as there is screening on the South end and that the ditch be taken care of.

The possibility of collection of the trash by a maintenance man within

the development to be put in front on collection day was suggested.

There was no further discussion. The hearing was closed.

JANINE RIDER MADE THE MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR PROPOSED WELLINGTON COVE BULK DEVELOPMENT, NORTH SIDE OF 1200 BLOCK OF WELLINGTON AVENUE, SUBJECT TO SCREENING, CONCRETE DITCH BE PUT IN, SANITATION PROBLEM, FIRE HYDRANT AND THE LOCATION OF UTILITIES BE WORKED OUT. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

7. DISCUSSION OF PLAN CHANGE FOR WALNUT PARK:

Mr. Warner explained that FHA requirements are for a public road and the proposed road was for a private road. The Housing Authority proposes to eliminate low income housing and replace it with housing for the elderly.

Gordon McWilliams stated that there are now 78 units proposed.

There were no opponents. The hearing was closed.

VIRGINIA FLAGER MADE THE MOTION TO RECOMMEND FINAL APPROVAL OF WALNUT PARK TO CITY COUNCIL WITH THE ADDITION OF EIGHT (8) UNITS AND HOUSING FOR THE ELDERLY. JANINE RIDER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

8. Mr. Merlin Tucker, Coordination Chairman for Orchard Mesa Citizens Advisory Committee, read a report on the concerns of the Orchard Mesa community. (On file at City/County Development Department).

9. Mr. Kanaly and Mr. Cadez appeared to request the Planning Commission to recommend that the City condemn Ella Court.

After some discussion, the Planning Commission would not recommend condemnation at this time but proposed a neighborhood meeting to discuss the matter and to receive recommendations from the City Engineering Department.

BLAKE CHAMBLISS MADE THE MOTION TO TABLE ACTION UNTIL RECOMMENDATIONS OF CITY ENGINEERING HAVE BEEN RECEIVED AND A COMMUNITY MEETING BE SET UP WITH THE PLANNING COMMISSION BOARD. VIRGINIA FLAGER SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

May 26, 1976

TO: GRAND JUNCTION PLANNING COMMISSION

This report represents some of the problems and problem areas encountered on Orchard Mesa that have a direct bearing on the proposed text change to Grand Junction zoning and Subdivision Regulations.

Specifically we will speak about the proposed change of Unawep Avenue to Secondary/Minor Arterial and Road B 1/2 to Major/Principal Arterial.

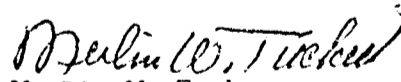
There are two major Schools on Unawep Avenue, Orchard Mesa Jr. High and Columbus Elementary. The Students living within one (1) mile of each of these schools is not provided bus transportation. They are required to walk or ride a bicycle to school along Unawep Avenue. As a result of not having sidewalks along Unawep Avenue, the children walk on the shoulders of the road. In inclement weather the mud along the shoulders forces them to walk and ride their bicycles in the roadway.

Upon annexing to the city, the speed limit on Unawep Avenue was reduced from 40 mph to 30 mph. In front of Columbus School a speed limit of 20 mph was imposed when school was in session and flashing yellow lights were activated. Heavy vehicle traffic past this school is generated by the Dixon & Co. Plant and also by the Orchard Bowl, all converging on Highway 50 at the stop light at Unawep Avenue and Highway 50. This light is traffic actuated from Unawep and at times two to three cars are all that can get from Unawep to Highway 50.

B 1/2 road, while only a small portion lies in the city has many problems. The present overpass and B 1/2 Road and Highway 50 is only a 2 lane overpass. East of the overpass there is a big drainage ditch on the south of B 1/2 Road, that would have to be filled or moved, to make way for a 100' right-of-way. On the north side of B 1/2 Road there are several houses and a Church that will be effected by a 100' right-of-way as the roadway would be at their front doors. B 1/2 Road between 28 1/2 and 29 Road, while not in the the City, has bearing on the City portion. If widened to 100' it also will effect numerous houses by being right in the front door step. 100' right-of-way would take out several 100 year old trees as well as other trees and shrubs. Again the school situation comes to view with Lincoln Orchard Mesa Elementary School located near B 1/2 and 29 Road. The children living within a one (1) mile radius of the school are required to walk or ride bicycles and use the road as there are no sidewalks in the area. a 100' right-of-way would come within 10' of the School Building.

The Small*Cooley Comprehensive Roadway Plan recommends 29 Road be a Major Arterial. The traffic generated east of 28 Road on both Unawep and B 1/2 Road would go east to 29 Road to cross the river and hence into town. We recommend these two roads be designated collectors only. The traffic generated by Dixon & co. and the bowling alley should be funnelled to Highway 50 which is only a 1/4 mile away and is designated a Major Arterial and is already a four lane highway.

Thank you.


Merlin W. Tucker
Coordination Chairman

Report and Recommendations on

Mesa County Master Circulation Plan and Map
(update of Small-Coolley Comprehensive Roadway Plan)

11 May 1976

This report represents the recommendations of a committee of citizens from different geographic parts of Orchard Mesa who are working together to assess the present capabilities and future transportation needs of Orchard Mesa.

1) Highway 50 south and 32 Road are both presently classified as major arterials and we believe their nature, present and expected future use justify this classification to provide adequate north-south and east-west arterials on Orchard Mesa.

2) The proposed river crossing at 29 Road is important because it is the key to traffic circulation of that part of Orchard Mesa and eastern Grand Junction. It will provide an important short local link between eastern Grand Junction and U.S. Highway 50 south in the overall transportation system, enabling additional access to shopping and work for Orchard Mesa residents, while relieving congestion on C Road, B₂ Road, and Highway 50 into the city. We recommend construction of this link, but as a collector only, for several reasons:

A) 29 Road on the Orchard Mesa side of the river is already well built-up as a single family residential neighborhood, and because of the present residential zoning, it is expected that future development will be along these same lines. This established neighborhood should not be split by high-speed, use-intensive traffic characteristic of an arterial roadway. All children living within one mile east of Lincoln Orchard Mesa Elementary school presently cross 29 Road on foot to get to school.

B) Industrial development is spreading east of Grand Junction into the Pear Park area, and development of 29 Road as a major arterial would bring virtually all of the industrial truck traffic south through this Orchard Mesa residential neighborhood. If the road is meant to serve the industrial area's truck traffic, we recommend it be relocated well away from the residential area -- perhaps further east.

C) Development of this North-South 29 Road bridge link as a collector would permit development of a road more in keeping with moderate speeds and short distance travel desirable in a residential area. It would accommodate four lanes, if necessary, for automobile traffic, while restricting through truck traffic which could use the already established D Road/32 Road arterials for access to and from Highway 50 south.

3) We recommend that C Road (between 29 Road and Highway 50) and B₂ Road (between 32 Road and Highway 50) be classified as collectors. The area served by these streets is expected to continue

developing in the same low-density residential pattern as is established, and the proposed new river bridge would divert most Grand Junction-bound traffic originating east of 28 1/2 Road away from travel along C or B 1/2 Roads and over the river at the proposed 29 Road Bridge instead. C and B 1/2 Roads would continue to serve the needs of local traffic between approximately 28 1/2 Road and Highway 50, distances of 1 1/2 miles and 1 mile, respectively; collector classification should be entirely adequate to serve the short distance - moderate speed travel expected on these two roads. It should also be noted that three schools exist on C Road and B 1/2 Road, and as collectors the traffic accommodation would be more in keeping with the foot, bicycle and horse travel near the schools and in the residential area..

4) 28 1/2 Road from C Road to U.S. 50 will continue to serve local needs on this one mile stretch, and we believe a local classification is adequate..

5) In general, we recommend rights-of-way of 60' on all Section Roads, which would accommodate collector traffic in four lanes if future needs require. We also recommend that Half-Section and Quarter-Section Roads be developed with 50' rights-of-way and extended continuously as growth in the area is experienced. This will form a grid network of through roads necessary for adequate traffic circulation and swift fire, police, and emergency protection in a residential area, while still retaining a scale, access, and moderate traffic speed compatible with residential neighborhoods..

By following the recommendations in this report, no location on Orchard Mesa would be more than 1/2 mile away from a collector road or more than 1-3/4 miles away from the Highway 50 or 32 Road major arterials.

The Orchard Mesa Citizens' Advisory Group Transportation Committee formed just recently, and time did not permit us to prepare a report for presentation prior to this hearing. We appreciate your indulgence this evening and request that you delay adoption of the Orchard Mesa portion of the Mesa County Master Circulation Plan and Map until you have had the opportunity to further evaluate our findings..

Thank you..

Jeffrold D. Bradford
Jeffrold D. Bradford

George E. Bennett
George E. Bennett

Terry B. Hicks
Terry B. Hicks

Charlotte Bradford
Charlotte Bradford

Connie La Lena
Connie La Lena