

GRAND JUNCTION PLANNING COMMISSION

February 23, 1977

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 8:05 a.m. in the City Council Chambers by Chairperson VIRGINIA FLAGER, with the following members present; BLAKE CHAMBLISS, JANINE RIDER, FRANK SIMONETTI, JOHN ABRAMS, DR. MAC BREWER and DICK UMMEL.

Also present were: DON WARNER, Sr. City Planner, KARL METZNER, Planner CONNI McDONOUGH, Sr. County Planner, MARGO KINNEY, Acting Secretary and approximately 15 interested persons.

The minutes were approved with the addition of John Abram's request for procedures for Road name changes.

Don Warner: I would like ratification of the items that were discussed in the workshop on February 9, 1977.

1. W.R. Hall - OUTLINE DEVELOPMENT PLAN PD-B

Frank Simonetti recommended approval to the Council the request with the following conditions. Needed right-of-way for the road on the South (at location of Large drainage ditch) should be deeded to the City. Right-of-way for 28 road should be deeded to the City also. An agreement for entering the paving district for the Road to the South should be reached. With the developers paying 100% of the cost for their half of the road. Also those seperately owned properties on the North should be allowed to enter this PD if they so wish. Plans should be developed with the furture connection of Court Road. Janine Rider seconded the motion and it passed unanimously.

2. 10th and Belford PD

John Abrams made a motion to recommend approval to the council of the request with the following conditions. It was requested that the south end of the fence on the West side should be even with the south end of the fence on the East side of Parkview Plaza. The area between the side walk and the curb should be grassed and street trees should be planted. Five foot sidewalks would be required on the South side. The existing sidewalks should line up with the new sidewalks. Frank Simonetti seconded the motion and it passed unanimously.

3. Rezone from R-3 to B-1 on Patterson

It was stated that Engineering had no need to extend Little Bookcliff Drive through this property. Blake Chambliss made a motion to recommend approval to council and it was seconded by John Abrams and it passed unanimously.

Grand Junction Planning Commission Minutes

February 23, 1977

Page 2

1. #85-76: BELLRIDGE SUBDIVISION FILING #1 - FINAL PLAT

Petitioner: Ed Spomer

Location: NW Corner of F $\frac{1}{2}$ and 27 $\frac{1}{2}$ Roads

Karl Metzner: Engineering said there should be a vertical face curb on F $\frac{1}{2}$ Road. There was a question on the feasibility of the Stub to the south. They said it was o.k. in the design and the layout. All of the other review agencies have approved the plat as it is.

John Abrams: There is a 20 foot utility and Drainage easement along there, but after a while the drainage easement runs out.

Don Warner: This is a mistake on the plat. The drainage is carried in the street.

Blake Chambliss: Karl you mentioned a road down there that is to that one piece of property. Is that road necessary?

Don Warner: This is the only Road that you can get to that one land locked parcel so we have to have this road.

Frank Simonetti: How many acres are in this parcel?

Don Warner: The landlocked parcel has 3 acres in it.

Dr. Brewer: Do these people have a legal Right-of-way through there.

Don Warner: They do have a half right-of-way on the South side to get to this property.

Ron Rish: By putting that stub in there you are making future expense for the City by making the road through there. By putting the stub in you are potentially outlaying traffic in the cul-de-sac.

Don Warner: The man can drive through the gully now. The Developers will have to put in the culvert and make the road.

John Abrams: Are the Spomers willing to let the traffic come through there?

Don Warner: Yes. This would not be a designated road.

Blake Chambliss: Another thing that we have to think about is the lining up of the roads. I feel some concern that we do not have a general line out for that area.

Don Warner: We have been critisized before for not having any connections with the other subdivisions.

Blake Chambliss: The naming of the roads is going to be hard because the roads are not lined up.

Blake Chambliss made a motion to recommend approval to the council. Dr. Brewer seconded the motion and it passed unanimously.

2. #9-77: CONDITIONAL USE RESTAURANT LIQUOR LICENSE - ESCONDIDO

Petitioner: Levi Lucero
Location: 509 28½ Road

Don Warner: This is for a restaurant which is an allowed use in this area. They have applied for a liquor license so it is a conditional use. Engineering requires Power of Attorney for full cost of 28½ Road improvements. Drainage should go North West into existing ditch. Would have to eliminate mixed parking patterns. Parks and Rec. comments were there could be no new plantings of Elm. They also said that the fruit trees would require a great deal of maintenance.

John Abrams: Is there enough parking spaces for this development?

Levi Lucero: You only have to have enough spaces for the restaurant.

Blake Chambliss: What is the schedule for the 28 road to be paved?

Don Warner: There is no schedule but there is a Power of Attorney. This would be a full cost Power of Attorney to the Developer.

Blake Chambliss: I think that you should break up the parking spaces more with some landscaping.

Levi Lucero: We are leaving as many of the trees as possible in there. We do not really know where to put them at.

Janine Rider made to recommend approval to the council with the following conditions. The north drive that is 20 foot be widened to 24 foot. Drive way should come on to 28½ Road at a 90° angle. There should be a Power of Attorney for full cost improvement. The placement of the parking spaces should be changed for better traffic circulation and put in more trees. There should be a fence put in. Blake Chambliss seconded the motion and it passed unanimously.

Frank Simonetti presented Levi Lucero a Plaque from the Planning Commission. Dick Ummel was introduced as the new Planning Commission Member.

3. #10-77: DEVELOPMENT IN H.O. - WISCONSIN CHEESE

Don Warner: This proposal is for a retail cheese shop. They are going to import all types of Wisconsin cheese. Engineerings comments, any street improvements that need to be done should be done now. Also the drive should conform to city standards. Parks said that the landscaping was o.k. but they would suggest the addition of Junipers or Pines to add height and large boulders to add texture and compliment the Building style. Should emphasize the front instead of the rear.

Mr. Boruch: I have been working with my uncle for about two years in the cheese business.

John Abrams: What is the minimum size lot?

Don Warner: These are full size lots. The customer parking should be larger than the other parking. Angle parking gives you a little bit more room to turn in.

Janine Rider: Could you put in grass instead of the gravel?

Mr. Boruch: We can put the grass in if that is what you want.

Don Warner: The Parks Department wants the Planning Commission to look more at the Natural dry landscaping now since the water shortage.

Dick Ummel: What type of sign are you going to put up?

Mr. Boruch: I really do not know what kind of sign we are going to put up. I want to get as much advertising from the highway as I can.

Don Warner: There is not going to be a very big sign allowance there.

Blake Chambliss made a motion to recommend approval to the council with the stipulation that the Planning Commission get to review the sign, put in full size parking spaces and have lawn. Dr. Brewer seconded the motion and it passed unanimously.

4. #86-76: ROAD VACATION - GRAND JUNCTION STEEL

Petitioner: Grand Junction Steel
Location: 11th Street and Part of 4th Avenue

Dick Ummel excused himself from the discussion.

Don Warner: The request today is for vacation of 11th Street and part of 4th avenue. Engineering Requires 50' right-of-way on the North end of 11th street for turn around. Utilities needs at least 8' between water line and the vacation. Public Service has an overhead distribution line in the alley and North side of 4th Avenue. There is a 2" gas main in the alley from 10th to 11th and 2" gas in 11th. The easements should be dedicated.

Jim Golden: What the company is going to do is remove the railroad spur and make a craneway. We need the alley way 11th street and the part of 4th Avenue.

Grand Junction Planning Commission Minutes

February 23, 1977

Page 5

John Abrams: Where will the railroad be moved to?

Jim Golden: The details on that have not been worked out yet.

Blake Chambliss: You are not showing this on the plans.

Jim Golden: There is going to be some engineer involved.

Blake Chambliss: I do not like that where it is not vacated all along there. Could you get Whitewater to agree to vacate all of that part of that street instead of having just part of it vacated?

Al Cornelison: The water company did not want us to put the steel on the water lines. If this was vacated we would have to fence the middle of the street.

Ron Rish: Being able to get to this water line was their greatest concern.

Blake Chambliss made a motion to table the request so that the vacation of all of the street is looked into. Something is to be done within one month. Frank Simonetti seconded the motion and it passed unanimously. Dick Ummel returned to the board.

5. #8-77: OUTLINE DEVELOPMENT PLAN - REDWOOD COURT APARTMENTS

Petitioner: Fred Kaufman

Location: 278 27½ Road

Karl Metzner: They are wanting to add a six-plex here. City Utilities will need an easement for a private street. Engineering need a Power of Attorney for full cost improvement for 27½ Road frontage.

John Abrams: What is the dedicated width of 27 Road?

Karl Metzner: 35 foot total.

John Abrams: What is the surrounding zoning?

Don Warner: R-1-C.

John Abrams: I think that they are asking for to high of density in this area.

Blake Chambliss: I agree with John. That is an area that lacks sidewalks and pedestrian ways. I would hate to see the density raised to a PD-12. If my figures are correct you could have 20 units.

Blake Chambliss made a motion to table the request until the next meeting. Suggested that they return with a PD-8. John Abrams seconded the motion and it passed unanimously.

Grand Junction Planning Commission Minutes

February 23, 1977

Page 6

6. #29-76: CONDITIONAL USE REVISION MESA COUNTY FEDERAL CREDIT UNION

Petitioner: Harold B. Barnett and H.K. Webster

Location: North side of 500 Block of Ouray Avenue

Don Warner: This is the revision of the Mesa County Credit Union. Engineering said the North drive must be 5' from the property line. Drive aprons and Sewer and Water to conform to city regulations. They want to know where the drainage runs.

John : The use is the same. We are just making some changes on the building.

Don Warner: They have one less parking space than is required. Parking out in the alley is an allowed use.

John Abrams: But there is people walking out in the alley and this is not good.

John : We could get two more parking spaces in the back.

Blake Chambliss: I think that you have moved beyond what is compatible for that area. There is a difference between the south and North sides of the street.

Frank Simonetti: How many people will be working in there?

John : We have 9 people in there right now.

Frank Simonetti: 9 ft. parking spaces are too small and if you made them larger you are going to have less than before and that is way too few than you need.

John Abrams: The people have to walk in the road. I find this totally unacceptable.

John : I would ask that you approve this with conditions.

Virginia Flager: We had questions about this when you first came to us. You told us that you would have room then.

Mr. Mattson: We have tried to get the buildings adjoining but have been unsuccessful at it.

Blake Chambliss made a motion to deny the revision. John Abrams seconded the motion and it passed unanimously.

7. #11-77: REZONE R-1-D TO C-1

Petitioner: Planning Commission
Location: North of North Avenue between 28 and 28½ Roads.

Don Warner: There have been no objections to this rezoning.

Frank Simonetti made a motion to recommend approval to the Council of the rezoning. Dick Ummel seconded the motion and it passed un-animously.

8. #6-77: FINAL DEVELOPMENT PLAN - "THE AGENCY"

Petitioner: Fitzgerald-Weaver
Location: NW Corner of 12th and Belford Avenue

Don Warner: There were no comments from reviewing agencies on this. The access is on Belford. There are 5 foot sidewalks.

Reed Guthrie: There is 3 foot of landscaping between the temporary parking spaces and the sidewalk.

Ron Rish: We need to close the curb cut on 12th Street.

Reed Guthrie: We agree with closing this curb cut.

John Abrams: There are 9 foot parking spaces here. They should be 10 ft. and so that makes one less parking space back here.

Reed Guthrie: We would be willing to cut down on the landscaping there to make more room.

Blake Chambliss: I think that you should eliminate the Drive and the landscaping and use only the east entrance.

Ron Rish: They were concerned about those two great big trees. They did not want to cut them down so they built the drive ways around them.

Blake Chambliss made a motion to recommend approval with the following conditions, eliminate the East drive along 12th Street, enlarge the West drive to 24', put a fence on the West, and walks along the parking spaces. Frank Simonetti seconded the motion and it passed unanimously.

9. RECONSIDERATION OF SETBACK CHANGES

Don Warner presented the setbacks to the Planning Commission telling them that the City Council has asked them to take a second look at them. There was some discussion by the Planning Commission and the consensus was that the present setbacks were much too stringent in the Business area and used up valuable ground to no apparent advantage.

In the Residential area the present setbacks were also overly restrictive not only because they used up ground but also that today's rear yard type of living did not *lend itself* to the great expanses of front lawn that is in the present setbacks. It was also noted that the Planning Commission had done considerable study prior to the submittal of the new proposed setbacks to the City Council.

Dr. Brewer made a motion to reaffirm the previous approval of the setback changes. John Abrams seconded the motion and it passed unanimously.

Don Warner: We would like to have a special meeting some time in March at 4:00 or in the evening to discuss the "Ridges"

Conni McDonough: I would also like to move Mesa Business Park and Loma Rio to the special meeting.

COUNTY ITEMS

1. #C98-76: CLIFTON VILLAGE - PRELIMINARY

Petitioner: Barru Homes Inc.

Location: NW Corner of 32 Road and Highway 6 & 24.

Conni McDonough: There was a realignment and correct design of 32 Road. The development is south of the Highway and there is lots of traffic at this intersection. They have agreed to work with the Highway Department on this. It will yield 156 lots on a total of 42.2 acres. The lots are smaller than normally in a R-1-B zone. There is a dedicated .9 acre park.

Dr. Brewer: What is north of that development now?

Conni McDonough: A Mobil Home Park.

John Abrams: How is 32 Road going to get across the Highway?

Conni McDonough: The Highway Department has been working on this. I really do not know because I have not been to the meetings.

Virginia Flager: There is not room enough to park the cars and there is not enough room to park them in the lots. The 30 foot street is way too small.

Conni McDonough: There will be four on site parking spaces. These are being built for the middle income people.

Blake Chambliss: This might be dangerous to the City. I am concerned that we have these things around the county.

Conni McDonough: I am not aware of any developer that has tried to reach the middle income person.

Virginia Flager: This is a step in the right direction, getting away from the trailer house subdivisions.

Blake Chambliss: If we are looking for a better way to do it we should do this, start at the schools and get the sidewalks radiating from the schools.

2. #C117-76: AARON COURT - PRELIMINARY

Petitioner: E.M. Monger
Location: NW Corner of 32½ and E½ Roads

Conni McDonough: There is R-4 zoning here. There are 16 lots and one cul-de-sac. There is a 50 foot right-of-way and a railroad right-of-way. They are required to have a chain link fence to keep the kids off of the tracks.

3. #C13A-76: LITTLE TRIO SUBDIVISION 2nd ADDITION - PRELIMINARY

Petitioner: Richard Watson, Don Haase, David Christenson
Location: NW Corner F¼ and 30 Roads

Conni McDonough: There is a problem with the existing drainage ditch that crosses some of the proposed lots. That is being worked out.

4. AMMENDMENTS TO SUBDIVISION REGULATIONS, DISCUSSION.

Conni McDonough: The Utilities Commission Subdivision Requirements will include water testing in all developments, soil testing will also be required for all buildings in the trade zones. This can be waived by a certified building inspector.

The meeting was adjourned at 11:55 a.m.