

GRAND JUNCTION PLANNING COMMISSION

March 30, 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 Chairman, VIRGINIA FLAGER, with the following members present: BLAKE CHAMBLISS, DICK UMMEL, JOHN ABRAMS, FRANK SIMONETTI, AND DR. MAC BREWER.

Also present were: DON WARNER, Sr. City Planner, KARL METZNER, Planner, CONNI MCDONOUGH, Development Director and MARGO KINNEY, Acting Secretary and approximately twenty interested persons.

The minutes were approved as read.

Item #10 was changed with item #1.

1. #15-77: PROPOSED REZONE R-1-C TO P - HILL AVENUE

Petitioner: Noel Welch
Location: SW Corner 12th and Hill

Don Warner: City Utilities will need a spot for the trash. Engineering said that internal circulation of parking should be provided due to sight distance problem at 12th and the alley. Should discourage people from using the alley. One drive on Hill should be in, the other should be an out. The drives meet City standards. There should be no more asphalt between the curb and the sidewalk. Need to close the existing curb cut closest to 12th.

Dr. Brewer: Is that going to be asphalt right up to the road?

Don Warner: I really do not know what is going to be put in there.

Noel Welch: It was required a 4 foot solid fence and we have specified a 6 foot solid fence. We had no objections to the traffic circulation.

Ray Boggs: I represent the lady whose property is adjacent to the parking lot and the only thing that she wanted was a 6 foot solid fence and that was her only objection.

The hearing was closed.

Dr. Brewer: I would like to see a little bit of landscaping between the lot and the road. I would like to see the parking lot have some landscaping in it.

Dr. Brewer made a motion to approve the rezoning with the stipulation that landscaping be between the sidewalk and the curb, the east curb cut be closed, provide on site circulation, and have the fence on the west and south sides of the parking lot. Frank Simonetti seconded the motion and it passed unanimously.

2. #19-77: ZONING OF PATTERSON ROAD ENCLAVE

Don Warner: This is a discussion only to find out what the Planning Commission wants me to advertise for zoning for this annexation. There are six houses in this area at this time. The zoning that is presently around this area is B-1, office type zoning, PDB where the shopping center is going in and R-1-A. We notified the people in the area that we would be discussing this and I do not know if there is anyone here or not.

Steve Johnson: I have lived here for 27 years and have lived out of the city for that long and I think most of us have voiced our objections to being in the city. Now we get a notice that we have been put in the city and we did not know anything about this until just now. And I do not know when we were taken into the city, we do not know if we get our garbage gathered.

Don Warner: Mr. Johnson, the answer to all your questions is that when the day the annexation goes into effect your trash will be picked up by the city. There is a law that says that if there is an island like the Patterson annexation that has been enclosed for three years then it can be legally annexed by the city.

Bill Brewer: The whole thing revolves around some consideration from the city to annex us when we were not notified.

Don Warner: The annexation was advertised. We had a memorandum that was to be sent out to the people in that area and I don't know what happened but it apparently did not get out.

JoAnn Brewer: Is it going to be mandatory that we hook into the city sewer? What do we have in a choice of zoning?

Don Warner: I do not know of any requirements that you hook into the sewer.

Mr. Carrick: We would like to have an R-3 zoning in here.

Virginia Flager: That is an apartment type zone.

Bill Brewer: We would like to keep the single family type of zoning in this area.

James Waller: What is the R-4 zoning?

Don Warner: There is no R-4 in the City that is only county.

James Waller: We were never notified of any of this annexation.

Steve Johnson: Does this do anything to the deed restrictions?

Don Warner: No it doesn't.

The hearing was closed.

Virginia Flager: What is the total area of the annexation?

Don Warner: About 20.52 acres.

Dr. Brewer: Where is Horizon Drive.

Don Warner: They really do not know yet.

Mr. Carrick: When Horizon Drive goes through there and this is zoned R-3 can it at that time be zoned Commercial?

Don Warner: You could apply for it but I really don't know if you could get it. This Planning Commission met and decided that they were not going to have any more commercial along 7th and 12th.

Blake Chambliss made a motion to have Don Warner advertise for R-1-A in this area for the next meeting. Dr. Brewer seconded the motion and it passed unanimously.

Blake Chambliss: Let me explain my motion. As I look at that area I think that it should be consistent. This would allow 80 units to be built in that area. If R-3 was put in there there would be 1000 dwelling units. I think that this is an inappropriate place for this type of zoning.

Don Warner: This will give the people in the annexation 30 days to discuss the matter and they can come back to the next meeting and voice their opinions again.

3. #16-77: ZONING OF PHIPPS ANNEXATION

Don Warner: This is now county commercial. We have probably two choices, one would be city commercial zoning. The other would be the H.O., highway oriented zone. Either of these zones would fit with the proposal. It is surrounded by city H.O. and County Commercial.

Virginia Flager: What is the acreage?

Don Warner: 11.4 acres. I did talk to Mr. Duane Scott the owner of this property and the uses planned will fit either of the zones here.

Blake Chambliss: I do think that the H.O. would be a good thing in this area. We would then have control over the landscaping. We would have site review of these things.

John Abrams: I agree with you Blake, I would rather see H.O. in there.

Blake Chambliss made a motion to instruct Don Warner to advertise for an H.O. zone in the Phipps annexation. Dr. Brewer seconded the motion and it passed unanimously.

4. #6-77: FINAL DEVELOPMENT PLAN PD-B - 10th AND BELFORD

Petitioner: Bruce Jones
Location: 10th and Belford

Don Warner: Review comments: Parks and Rec. suggest that they have less massive Junipers. Would prefer that cottonwood not be used. They would recommend Honey Locust, Linden or Green Ash. Engineering suggest rock inside the sidewalk be contained with a 2 inch lip of redwood.

John Abrams: I can count only 20 parking spaces. They indicate here that there are 21.

Don Warner: The 20 that are here are more than is required.

Frank Simonetti made a motion to recommend approval with the stipulation that the exit be at the west by the trash container and engineering's comment on the gravel retaining wall. Dr. Brewer seconded the motion and it passed unanimously.

5. #87-76: FINAL PLAT PINYON PARK II (formerly Butler Park)

Petitioner: Pinyon Builders
Location: NE Corner of I-70 and 21st Street

Don Warner: Mountain Bell requires a 15 foot front easement. Public Service requires a 20 foot front lot line easement. The Fire Department wants one fire hydrant on the end of 22nd Court. Engineering had a question on the street section improvements. They recommend a 44 foot mat, 6 foot curbwalk, and 45 foot radius improvements on the cul-de-sac. The drainage flows to the east.

Tom Logue: We met with Mountain Bell about the easements and we will be meeting with Public Service this afternoon so that we can get the easements a little smaller. Mountain Bell was real receptive to making them smaller after we talked with them.

Willard Hansen with Pinyon Builders: I talked with Ron about this section and after determining that the water would be under the street, he said he would go along with possibly a narrower street. There would be no parking in the street. About the sidewalks, I don't see where the people would be walking from. They will just drive up to the place where they want to go. They are not going to want to walk anywhere. I would like to ask that we not be required to put sidewalk in.

Blake Chambliss: You know people have feet and there is a lot of people who do walk. I think it is dumb to simply hide from the responsibility of sidewalks. One of the problems that we have in the commercial areas is that the parking is very minimal. It covers a lot of areas that we do not have a very good handle on. I think it is going to be practically impossible to have no parking on the street.

Don Warner: The way to enforce this is to ticket parked cars. Have signs out there that say no parking. I agree with Blake that the parking is very minimal in that zone.

Blake Chambliss: I really do not think that this is a realistic way to deal with this.

William Hansen: We have provided the necessary parking requirement. The people are going to want to walk right up to the door they do not want to walk any distance.

Virginia Flager: That is my feelings also.

Blake Chambliss: This is one of the problems that makes the commercial zone so distasteful. What we have assumed is that we are not going to do any landscaping. We will leave the lots open then the people can park on the barren land. You are trying to find some way to absolve responsibility.

Blake Chambliss made a motion to recommend approval subject to the Easements required by Mountain Bell and Public Service, the fire hydrant and approval of street section with on street parking and sidewalks as required by engineering. Frank Simonetti seconded the motion.

John Abrams: What about the drainage.

Ron Rish: The drainage should flow to the Southwest but that is clogged up. About a year ago the city reversed the flow, it works but it is an unsightly thing.

Don Warner: The drainage problem was not caused by the developers it was caused by the State Highway Department. We have power of Attorney for total street improvements.

The motion passed unanimously.

6. #8-77: OUTLINE DEVELOPMENT PLAN - REDWOOD COURT PD-12

Petitioner: Fred Kaufman
Location: 278 27½ Road

Don Warner: This came to you before. They have come back with a lower density. City Utilities will need easement for private street. Engineer needs Power of Attorney for full cost improvements for 27½ Road frontage.

Fred Kaufman: Any time you build apartments you are increasing the density.

The hearing was closed.

Blake Chambliss: I do not have any problems with this type of density. I would like to see something on the landscaping.

Don Warner: This would come to you on the preliminary.

Virginia Flager: What is the width of the road?

Don Warner: The right-of-way is wide but the road is very narrow.

John Abrams: I have reservations that we are making an island of heavier density.

Frank Simonetti: I have the same feelings as Blake, I don't feel bad about this at all.

Dr. Brewer: I think that it is good to have the density mixed, it has some benefits.

Mr. Kaufman: The neighbors have encouraged me to build.

Frank Simonetti made a motion to recommend approval of the outline development plan as presented. Dr. Brewer seconded the motion and it passed 4 to 1.

7. #12-77: OUTLINE DEVELOPMENT PLAN - FAIRMONT NORTH PD-12

Petitioner: Milton A. Walls, Norman D. Jones
Location: SE Corner of 13th Street and F $\frac{1}{4}$ Road.

Don Warner: City Utilities: The preliminary should address the collection. They suggest tanks with screening. The Fire Department want hydrants, one at the Northwest corner of Hermosa and 15th, one at the Southwest corner of F $\frac{1}{4}$ and 15th and another at the Southeast corner of F $\frac{1}{4}$ and 13th and one at approximately 300 feet North of Hermosa on 14th Court. Engineering wants half street full improvement and 34 foot asphalt on all perimeter streets. The storm drainage run into existing ditch. Pipe irrigation ditches along 13th and 15th streets. They recommend the cul-de-sac be oriented off of 15th in of Hermosa.

Tom Logue: The site contains approximately 10 acres. We feel that the area is acceptable for multi family development. The surrounding area is multi family. The remaining area is single family. The plan calls for 24 individual owned lots. 9.6 units per acre. All the units will have sidewalks around them. The plans at this point in time are extremely vague. All the units will have their own side yard and area to call their own. We are planning for at least 2 parking spaces for each unit. There will be some on street parking. All units are provided with central water systems. We do have an adequate water line in there now. The water supply is more than adequate. The sewer will be with the city. The street will be wide enough for on street parking. The project does not line with any large drainage systems. The project is not affected by any other storm drainage. There is a small commercial area to meet the needs of the development. They are in School District #51. The kids will go the Tope Elementary, East Jr. High and Grand Junction High School. It will be built in a 2 to 2 $\frac{1}{2}$ year period. The area has good access to the city. It may help to relieve some of the impact on the agriculture in the area.

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Virginia Flager: Last time there was a lot of citizen participation. Do these people know what is going on there?

Mr. Smith: We still want the R-1-C. The other thing we want to see is for Bonita to go on through.

Don Warner: The people in the Bonita area did not want the whole area feeding into their area and causing more traffic. Engineering suggests that the whole development be turned around and then it would not feed into their area. The exit would be on to 15th Street

Dr. Brewer: When they did that did they have the people on the north side on the access to F $\frac{1}{4}$ Road. Would you not have the same effect.

Tom Logue: You have the same configuration.

Ron Rish: I can see serious disadvantages to rotating this. F $\frac{1}{4}$ drainage is very good and it needs to be kept open. I did not see these disadvantages at first and I retract my comment on rotating this. I am still concerned about the impact of this.

Virginia Flager: The neighbors were concerned about the impact and no one has addressed the problem yet. I believe there is large acreages up there that will probably be developed.

Ron Rish: I am very concerned about that. We shouldn't close the drains of the city's.

Blake Chambliss: What is this presently zoned?

Don Warner: It is not zoned at the present because it was just annexed to the city.

The hearing was closed.

Ron Rish: Need 60 foot right-of-way on 13th and Hermosa, detached sidewalks on 15th and all around the area.

Blake Chambliss: How are the units to be developed?

Tom Logue: At this point in time we are going to build one unit and then rent.

Don Warner: It should be required that the developer do all the building and that they keep financial statements on it.

Blake Chambliss: There is a problem with back alleys that are not dedicated. No one takes care of them. I have concerns on the maintenance of them.

Blake Chambliss: I have a problem with the design. I find them devoid of any creative intent. And I find that a real problem.

Tom Logue: We wanted to provide lots for the individuals that live in the units.

Blake Chambliss: I guess that I find the amount of paving there and some other things very disturbing. The process is such that you should be able to do some things. It looks to me like about 50% paving on that project and this is not necessary.

Mr. Norm Jones: When you are required to have 2 parking spaces per each unit and roads and everything you are going to end up with this much paving.

Blake Chambliss: Let me explain. Tom indicated that there was to be private open spaces but when you look at this you find that there is parking spaces where the open spaces are to be. I hear what you are saying but when I look at the plan you are not doing it. If you rotate it 90 Degrees there is still the same problems.

Frank Simonetti: I just can't buy using alley's as streets.

Blake Chambliss made a motion to table until it is reworked and found some solutions to the problems mentioned and the citizens in the area can study this. Frank Simonetti seconded the motion and it passed unanimously.

Virginia Flager: Stipulate that the developer be directed to work with staff.

8. #10-77: DEVELOPMENT IN H.O. - WISCONSIN CHEESE HOUSE

Petitioner: Robert and Joyce Boruch

Location: SW Corner of Horizon Drive and Horizon Court

Don Warner: This comes back to you because he has purchased another lot and has changed the location. He has worked with the subdivision the traffic department and they said he could have the drive off of Horizon Drive because this is a lot that has no other access. Engineering said the drive should be 30-35 feet. Need power of Attorney for full improvements on Horizon Drive.

Blake Chambliss: Now we have a curb cut on Horizon Drive.

Ron Rish: I think the storm drainage is ok. The driveway is all right.

Conni McDonough: Just a little history from the County. It was designed that this particular lot should have a cut onto Horizon Drive.

Dennis Granum: There should be two and only two curb cuts onto Horizon Drive. This one and another one are two lots in that subdivision that do not have any accesses.

Virginia Flager: I do not think that this is the right way to go. I do not think proper investigation is going into this.

Frank Simonetti: I think that this is splitting a lot and causing an access on Horizon Drive which we have talked over and I think that all of us agree that we did not want this to happen.

Frank Simonetti made a motion to deny the proposal because of the access onto Horizon Drive. Blake Chambliss seconded the motion and it passed unanimously.

9. #13-77: PROPOSED BULK DEVELOPMENT - FRANKLIN PARK WEST

Petitioner: Thomas E. Folkestad and John E. Folkestad
Location: SW Corner Franklin Avenue and North 1st Street

Karl Metzner: What they are proposing is another building the same as the existing one with underground parking. Fire Department requires 2 hydrants, one at the Southwest of 1st and Franklin and the other one at the southwest corner of the complex. Parks and Rec. recommend Green Ash, Honey Locust and Linden instead of Maple and Red Oak. City Utilities said there was no provision for the trash pick up. Engineering wants no loose gravel landscaping adjacent to sidewalks and streets. They wanted to know where the drainage goes from the retention ponds?

Virginia Flager: Some of the older areas have parking areas that they have assigned the tenants parking spaces and then a guest coming into the complex cannot park on the site area and they are overflowing into streets. Is there something that can be done about that? That could very well happen here.

Karl Metzner: In this situation, the way they explained it to me is that the spaces will be assigned underneath and the part in front is for the visitors.

The hearing was closed.

John Abrams: Where does the drainage go?

Ron Rish: It would be ideal if this would drain towards the street. It goes right down into the yard of the Grand Junction Drainage Dist.

Virginia Flager: Except for the driver who has to drive through it.

Ron Rish: This is the system for the city.

Blake Chambliss: Isn't there a responsibility for this property owner to deal with this?

Don Warner: Yes there is and this will have to be done.

Ron Rish: If drained to the street you would not have problems with it falling onto your neighbor.

Virginia Flager: I think that we should start thinking of the people who use these streets.

Blake Chambliss: How close to the property line is this west wall?

Karl Metzner: 5 foot.

Blake Chambliss: This seems close. It seems that you could move it over about 5 foot more and still have enough room. There seems to be enough room to do that. It might also give them room to do some landscaping along that side.

John Abrams: How high are those buildings out in the middle there?

Mr. Folkestad: They are two stories high.

Blake Chambliss made a motion to recommend approval to council subject to approval of the drainage plan by City Engineering and compliance with all review agency comments. Also increase west setback by 5 foot. Dr. Brewer Seconded the motion and it passed unanimously.

10. #14-77: DEVELOPMENT IN H.O. - BUDGET INN MOTEL AND RESTAURANT

Petitioner: Bruce Ferrell, Dennis L. Granum
Location: SE Corner of Horizon Drive and Horizon Court

Don Warner: This is just for the Motel and not the restaurant at this time. City Utilities, trash area looks too small. Need a curb cut for access to trash. Parks and Rec., add some intermediate 3 foot high plants at main entry. The selection of Spurea at restaurant should be replaced with tototentilla. Fire Department requires one hydrant at the Southeast corner of Horizon Drive and Horizon Court. Engineering wants sidewalks on Horizon Court. Power of Attorney for full improvements on Horizon Drive. Parking was too tight.

Ron Rish: The storm drainage is fine.

Bruce Ferrell: We have the revised parking plan. We have more than the required parking spaces even after it has been revised.

John Abrams: How wide are those parking spaces?

Dennis Granum: I think that they are 10 foot by 20 foot long.

Blake Chambliss: It appears that you are parking right next to the building. Is there some space to walk on?

Dennis Granum: Yes there is. There is an overhang there with a side walk there. There are bumper blocks.

Bruce Ferrell: It is arranged that the people will be close to their rooms.

Blake Chambliss: What were you going to say about the necessity of having an access on Horizon Drive?

Dennis Granum: The way the traffic flow comes makes it a necessity.

Blake Chambliss: You have a real problem with you on site circulation. It seems to me that a lot of the internal circulation gets pushed out onto Horizon Court.

Bruce Ferrell: I think you will find that the people will just pay before they get their rooms rather than wait until after and then check out.

Dennis Granum: You only go in on Horizon Drive. There is no access out on Horizon Drive.

Close Hearing.

Frank Simonetti made a motion to recommend approval subject to no access on Horizon Drive. John Abrams seconded the motion and it passed 3 to 2.

11. #20-77: CONDITIONAL USE - RESTAURANT LIQUOR LICENSE

Petitioner: Christian Brothers
Location: 333 North 1st Street

Don Warner: Christian Brothers have take over the Gay Johnson's and they want to have a liquor license. The Bulk of the parking is behind it. The dining area is the same they just want to put in a service bar.

Dick Ummel made a motion to recommend approval. Dr. Brewer seconded the motion and it passed unanimously.

Discussion Items:

A) Sketch Plan - Pheasant Run at Spring Valley

Don Warner: The developers are proposing to re-sketch the preliminary outside this area that is already platted. They are trying to make better use of the lots. They are changing the drainage so that it comes down the rear lot lines. The cul-de-sac used to come clear down here. They are going to re-locate this.

Blake Chambliss excused himself from the discussion.

Virginia Flager: I am concerned about how much room there is between those two cul-de-sacs with no accesses.

Tom Logue: Approximately 350 feet. We are relocating them

John Abrams: Where does the road that comes out of Bell Ridge come in at?

Tom Logue: At F $\frac{1}{2}$ Road.

Dr. Brewer: What is south of the development?

Tom Logue: Another big development.

Tom Logue: We are planning for more retention ponds that you can't see like the ones that we already have. We are trying to retain the natural appearance.

John Abrams: I would like to see those east-west streets lined up in some way so they will meet the boarder lines east of 28 Road.

Frank Simonetti: My only objection is that the park is so far away from most of those people.

Don Warner: We reviewed this with the Parks Department and they said that this was alright.

B) Minor Subdivision - 1st Street and Lorey Drive

Don Warner: I am bringing this before you because there is a sub-standard street in here. He wanted to ask the planning commission if they would consider letting him divide this into two lots. If he should choose to go bulk development I can tell him that you would require the extra 20 foot of right-of-way.

Virginia Flager: I think that that would be good.

Don Warner: If you think that the 20 foot should come out of there then I think it would be out of the question to go for a Minor Subdivision We will check and see if that will effect the house that is there.

Virginia Flager: Does this conclude our city items?

Don Warner: We have been approached by representatives of Lions and other clubs about the lack of signs representing their groups on the entrances to the city. We have no provisions in our sign code for these types of signs. All I am asking now is do you think that we should write something into our sign code to allow these types of signs?

Frank Simonetti: I think the way to go would be to have one big sign with all of the clubs listed on it.

Don Warner: This is how it would be written up in the sign code. Another thing. Grand Junction Steel, that came to us with the parcial vacation, and you told them to go and check with Whitewater about a full vacation. They have contacted them and Whitewater is agreeable. We don't have it on the hearing today because we did not get word back soon enough.

Virginia Flager: Conni, would you prefer to have a seperate meeting for the county items?

Conni McDonough: I would prefer that.

Virginia Flager: Loran Dake would like to have some time.

Loran Dake: I would like to re-introduce the corner of 7th and Glenwood The Harry Williams property. I am here to see what feed-back you have as to a planned Development on that corner.

Virginia Flager: We were pretty explicit, this commission said that they did not want to allow any more business on 7th Street.

Loran Dake: We thought at the office that this would provide a cut-off for the residential and the business.

Virginia Flager: I think that we were very explicit that we did not want this in there.

COUNTY ITEMS

1. #C39-77: D. RHYNE COURT SUBDIVISION - PRELIMINARY

Petitioner: Donal Rhyne

Location: North side of South Redlands Road, W of Rosevale Road.

Conni McDonough: There is a potential of 4 lots in this subdivision. At a later time the two properties jointly or one of them could make a cul-de-sac and bring it up to county Standards. There is on-site sewage treatment. Fire Department is asking for one hydrant.

Conni McDonough passed out a sheet of Staff Comments on the Ridges.

The meeting was adjourned at 12:30.