

GRAND JUNCTION PLANNING COMMISSION

March 28, 1978

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 7:32 p.m. in the City Council Chambers by Chairperson, JANINE RIDER with the following members present: JOHN ABRAMS, VERN DENISON, and FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner, KATHY LOFINK, Planner I, CONNI MCDONOUGH, Development Director, DON WARNER, Planner Analyst, BONNIE CLARK, CAROL REDMOND, Acting Secretaries, and approximately 24 interested persons.

SPECIAL ITEM: Chair, JANINE RIDER, presented a certificate of appreciation to Mr. Blake Chambliss for outstanding service to the community. Mr. Chambliss served on the City Planning Commission from 1967 to 1978.

SIMONETTI/DENISON passed to accept the February Minutes with the following amendment: Virginia Flager was reelected as Planning Committee member. However, at the March Workshop it was announced that Frank Simonetti was elected to serve on the Planning Committee. Mr. Simonetti replaces Virginia Flager as it was determined by statute that two (2) consecutive terms cannot be served by the same person on the Planning Committee.

1. #23-78 FINAL PLAT - HARRIS MINOR SUBDIVISION

Petitioner: John and Mable Giles
Location: 490 Harris Road

Jim Luke, 623 1/2 ...

Public hearing opened.

Kathy Lofink: *R-1+C Zone* This is a (three (3) lot subdivision) Engineering is requesting power of attorney for full one-half street improvements on Harris. (A 50' right-of-way is needed, but has been worked out with Roko Subdivision.) Fire Department has no problems with this item.

JIM LUKE (Representing Petitioner) made a few comments regarding the above requests.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

DENISON/ABRAMS PASSED with the following STIPULATIONS: CITY ENGINEERING'S REQUEST for POWER OF ATTORNEY for FULL ONE HALF STREET IMPROVEMENTS ON HARRIS, and 50' RIGHT OF WAY, BEING WORKED OUT WITH ROKO SUBDIVISION.

2. #26-78 PROPOSED REZONING FROM R-2 TO P (PARKING)

Petitioner: Bray and Company
Location: 626 Belford

Public hearing opened.

VERN DENISON ABSTAINED FROM CONSIDERATION OF THIS ITEM FOR PERSONAL REASONS.

CONNI MCDONOUGH EXPLAINED THAT THE QUORUM WOULD NOT BE LOST IF ONE OF THE MEMBERS ABSTAINED.

DEL BEAVER: Parking lots are located on Lots 25 and 26. The house has been removed; there is a gravel bed there now. This is to be used as accessory and employee parking for the office structure on 7th Street. Planning Staff requested landscaping and screening. A letter from Mr. R. D. Emrich, Vice President, states that they will cooperate with this request. City Utilities had no comments. City Engineering indicated that access should not be limited to the alley, but should also have access on Belford for primary ingress and egress.

Robert Bray stated he would be glad to answer any questions.

JOHN ABRAMS asked if there was a plan for curb-cuts.

Mr. Bray stated there were none; they are only concerned with parking. Bray and Company are willing to cooperate with the Planning Commission regarding screening and any other requests.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

JOHN ABRAMS SUGGESTED that there be SINGLE access from Belford.

SIMONETTI/ABRAMS PASSED with the SUGGESTION that there be SINGLE ACCESS FROM BELFORD.

3. #27-78 NURSERY SCHOOL - CONDITIONAL USE

Petitioner: Lynn M. and Brenda G. Witte
Location: 277 Pine Street

Public hearing opened.

DEL BEAVER: City Utilities requires additional information on available fire hydrants. City Engineering requests power of attorney for full street improvements. Fire Department requires hydrant

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located within 300' of building location. Engineering also requests pick-up and drop-off area off Pine to facilitate using cul-de-sac for traffic. Parks and Recreation had no comments, nor did Public Service.

Lynn Witte stated that they were willing to meet all requirements and that he feels there is a definite need in the Orchard Mesa area for a nursery school.

Some DISCUSSION followed regarding PARKING/PICK-UP and DROP-OFF AREA.

Asked for proponents. (NONE)

Asked for opponents. (AS FOLLOW:)

RESIDENT OF 280 PINE:

We who live in this area want to raise a couple of questions of you people. One which has been already brought up is the amount of traffic generated down this dead-end street. Being a dead-end, we enjoy a quiet, private street down there, and we're concerned about losing that privacy. The other is what is the effect on property value? Will this be detrimental to our property values, or will it enhance them?

DEL BEAVER: It has been my experience that nursery schools neither increase nor decrease property values. If the nursery is run properly, it will have no definite positive nor negative effects. There is a question as to what will happen if the nursery school discontinues. It would then revert back to existing zoning.

RESIDENT OF 280 PINE:

The other point that I wanted to bring up is that in talking with several of the people, myself included, and who had signed the original petition, we were under the impression that a residence would be kept as well as a day-care center or a nursery school type atmosphere. We did not know, nor think to ask at the time, to find out if, in fact, that the Witte's were to move; and we were under the impression that they would live there and run it with the rest of us. And in checking with the other people, they feel that under the circumstances, they'd rather take their signatures off the petition.

JANINE RIDER: Okay, is that your feeling as well?

RESIDENT OF 280 PINE: Yes it is.

RESIDENT OF 278 PINE:

I guess that another thing is that our street is unimproved. We

have no sidewalks, no gutters, or anything. I have two children; one of them is going to school now. We are close enough to where they have to walk back and forth to school and without sidewalks to walk on, they're walking down the side of the street, and with the added traffic, there would just be that much more chance of someone being hurt. And in the lower part there's about six to eight other kids down there too that have to walk back and forth to school. Also they have people, children, coming from the other areas, across from the drainage ditch that go to Orchard Mesa and to the grade school there. We would want to take that into consideration also.

DEL BEAVER explained that there is access, not so much for vehicular, but for pedestrians to get across the ditch at the foot of Pine Street.

MORE DISCUSSION FOLLOWED CONCERNING HOW MUCH TRAFFIC MIGHT BE EXPECTED IN THIS AREA DAILY.

RESIDENT OF 281 PINE:

We feel that there would be quite an addition in traffic. If this is for the working mother, at the common working hours, starting at 8:00 or 9:00 and getting off at the same time, this would be a load of traffic coming down.

RESIDENT OF 280-½ PINE:

I feel that if these people were to put a day-care center down at the end of a main street like that, some mothers would tend to go down there late and would make a speed trap out of the street so that if they're late for work, they'd go up and down it pretty fast and probably leave dust by the side of it.

JANINE RIDER: Do we have a copy of the petition that they referred to?

DEL BEAVER stated that he did not have one.

One of the RESIDENTS PRESENTED the PETITIONS BOTH in FAVOR of GRANTING CONDITIONAL USE, and a COUNTER-PETITION OPPOSING CONDITIONAL USE of the NURSERY SCHOOL. The STATED REASON for OPPOSITION was THEY DID NOT FULLY UNDERSTAND THE WITTE'S INTENTIONS.

DEL BEAVER stated that if this were approved, part of the STIPULATIONS would be an APPROVED PLANTING PLAN by CITY PLANNING STAFF and CITY PARKS AND RECREATION STAFF. He further explained that the CONCERN regarding TRAFFIC on a ONE-WAY IN AND ONE-WAY OUT STREET MERITS FURTHER CONSIDERATION.

JANINE RIDER asked for further clarification regarding OPPOSITION. She mentioned that VERBAL COMMENTS INDICATED THE REASON WAS BECAUSE OF THE TRAFFIC; but noted that the COUNTER-PETITION STATED THE REASON WAS THAT the Witte's had not FULLY MADE THEIR INTENTIONS UNDERSTOOD. She asked WHAT the NEIGHBORS SAW AS THE PROBLEM WITH THE WITTE'S MOVING OUT OF THEIR HOUSE?

RESIDENT OF 278 PINE:

I think the people's real concern is that it will probably become too commercialized and they won't have to live there and deal with the problems that may affect us. I think that's our main concern; I'm not saying it's an objection as of yet, but a concern.

He added further comments regarding the children's having to walk on the side of the road.

RESIDENT OF 278 PINE: (The wife)

Further explained times children would be walking to school. She stated her children must leave at 7:50 a.m. to arrive at 8:25.

RESIDENT OF 278 PINE: Further discussion pointed out that the concern was not limited to school time, but that his children liked to ride bicycles in the evening on the street.

PUBLIC HEARING CLOSED.

FURTHER DISCUSSION FOLLOWED BY COMMISSION REGARDING TRAFFIC.

FRANK SIMONETTI: I'll move to recommend denial for the reason of traffic.

SECOND was made by JOHN ABRAMS. The MOTION PASSED UNANIMOUSLY.

JANINE RIDER explained to the WITTE's that they could go to CITY COUNCIL if they would still like to pursue this issue. She stated City Council requires a 5 - 2 vote. She further explained the position of City Planning Commission of dealing only with the effect of the neighborhood, of putting it in, not with the operation.

DEL BEAVER informed the WITTE's the CITY COUNCIL MEETING WOULD BE HELD the THIRD WEDNESDAY in APRIL.

4. #27-78 CONDITIONAL USE - LIQUOR LICENSE - SANTY'S STOP

Petitioner: Sam Haupt and Lee Miller
Location: 337 South 1st Street (North of Rio Grande
Railroad Depot)

Public hearing opened.

Mr. Haupt explained that the road in front of the Depot, which is an extension of South Street, is an easement on Railroad property. It was given to the City years ago (Don Warner said it was 1901).

STAFF COMMENTS: City Utilities requests modification of position of trash pick-up to facilitate front-end loading. Fire Department requests one (1) fire hydrant near the courtyard; also water lines need to be upgraded to not less than 8" loop. Parks and Recreation comments should be addressed. Access needs to be worked out with City Engineering, State Highway Department, and the Rio Grande Railroad.

Janine Rider asked what the present zoning is.

Del Beaver replied that zoning is Industrial 1.

Sam Haupt showed parking plans and made comments concerning them.

It was mentioned that this revised plan was a result of the Petitioners' having talked with the Staff and discovering that they were not happy with the existing patterns.

Mr. Haupt mentioned that Lee Miller had a different set of plans on the restaurant.

Vern Denison wondered what the seating capacity was.

Sam Haupt informed him that it is 144 for both the restaurant and lounge.

Further discussion ensued regarding these plans, including landscaping, and parking plans.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

SIMONETTI/DENISON PASSED WITH FOLLOWING STIPULATIONS:

- 1) Parks and Recreation Department comments be addressed.
- 2) Work with City Utilities on items concerning trash pick-up, and water and sewer lines.
- 3) Work out access with City Planning, City Engineering Department, Colorado State Highway Department, and Rio Grande Railroad.

JOHN ABRAMS was in OPPOSITION to the RECOMMENDATION for APPROVAL.

*Item
C on Council
Agenda*

5. #29-78 MEDICAL OFFICES IN R-3 - CONDITIONAL USE -

Petitioner: John McArthur, G. William Hoover, and
Joseph T. Messina
Location: 1230 Bookcliff Avenue

Public hearing opened.

REVIEW AGENCIES COMMENTS: Landscape in right of way. Give genus and species name and size of plantings. City Utilities requests trash containers be more accessible in present area. City Engineering suggests that handicapped stalls be wider and closer to entrance.

There was some discussion on the above comments.

JOE MESSINA presented a schematic and there was some discussion regarding the building structure and how many doctors would occupy the building.

VERN DENISON queried whether THE PROPOSAL MET THE PARKING REQUIREMENTS.

KATHY LOFINK and DEL BEAVER AFFIRMED THAT IT DOES.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

More discussion ensued regarding PARKING.

Closed public hearing.

There was more deliberation regarding PARKING.

DENISON/ABRAMS PASSED MOTION SUBJECT TO STAFF COMMENTS AS FOLLOW:

1) Work with Parks and Recreation on landscaping.

2) ~~Move the building site 10' west of proposed site.~~ *the building should be moved to set back normally required for*

✓ 3) Deed the right of way on 12th Street so that there is a total *B-1 Zoning.*
50' right of way from centerline. *This will permit room for more handicapped parking.*

6. #30-78 - DEVELOPMENT IN H.O.

Petitioner: Power Equipment Company
Location: 2730 Highway 50

Public hearing opened.

REVIEW AGENCIES COMMENTS:

Fire Department requires a fire hydrant. Petitioner should work with Sonic Burger to provide fire hydrant on corner of Fischer and Highway 50. Parks and Recreation Department requests a landscape plan. City Engineering requests access to Fischer back from intersection. Power of Attorney for full-cost of 17' mat, curb, gutter, and sidewalk on Fischer recommended and for curb, gutter, and sidewalk on Frontage Road. Corner radius on Fischer and Frontage Road right of way should be deeded.

STAFF COMMENTS: Suggest some type of vegetative screening along east and north sides of the property.

JERRY FOSSENIER: I'm Jerry Fossenier with CBW Builders. We're the contractors for the expansion of the project. The owner is headquartered in Denver and couldn't be here tonight. I have discussed the comments that the Staff have made, and they see no problem with them. I'll be glad to answer any questions you may have.

Some discussion followed regarding storage, screening, and access.

Mr. Fossenier said he had just talked with Mr. Wilson, President of the Company, and that he (Mr. Wilson) said to be assured they would exceed the requirements of the landscaping. There were also some comments concerning Mr. Wilson's plans for drainage.

Asked for proponenets: (NONE)

Asked for opponents: (NONE)

Further Staff comments ensued concerning fencing/vegatative screening.

Public hearing closed.

ABRAMS/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL THE APPROVAL of POWER EQUIPMENT COMPANY'S H.O. USE with the FOLLOWING STIPULATIONS:

- 1) Access from Fischer.
- 2) Vegetative screening on the north and east sides of the property.
- 3) Power of attorney for full cost of one-half street improvements to Fischer and to Frontage Road south of the property.
- 4) Corner radius on Fischer and Frontage Road right-of-way needs to be deeded to the City.
- 5) Street trees required along Fischer with City participation.

7. #33-78 FINAL PLAT - MONUMENT VIEW MINOR SUBDIVISION

Petitioner: W. H. Buttolph
Location: Northwest Corner Independent Avenue
and Poplar Avenue

Opened public hearing.

REVIEW AGENCIES COMMENTS: Mountain Bell requires additional easements. Fire Department requires one fire hydrant on southeast corner of Lot 3; however, one additional fire hydrant may be needed upon future construction in the commercial zone depending on type of use and construction.

STAFF COMMENTS: Power of attorney is required for full cost of half-street improvements to Independent Avenue and Poplar Street. Must meet utilities requirements for easements. City Engineering requires special attention to be given Poplar Street and Independent Avenue speed limits.

TOM LOGUE spoke in behalf of Mr. Buttolph (who was in attendance). Mr. Logue had a question and made some comments about the required fire hydrants. DEL BEAVER adequately answered the question, pointing out that the one immediately required hydrant location must be worked out prior to Council action.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DISCUSSION followed regarding ZONING.

Public hearing closed.

DENISON/ABRAMS PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE FINAL PLAT FOR MONUMENT VIEW MINOR SUBDIVISION SUBJECT TO FOLLOWING STIPULATIONS:

- 1) Fire hydrant location must be worked out prior to Council action.
- 2) Power of attorney for full cost of one-half street improvements to Poplar Street and Independent Avenue.

8. #94-77 FINAL PLAT - APPLECREST

Petitioner: Chris Gray Location: Northeast of F-3/4 & 27-3/4

Opened public hearing.

Kathy Lofink presented a submittal from Mr. Gray which noted all the Staff comments and recommendations to date. Del Beaver assured it was complete and that no further requirements have been made since the submittal. Mr. Gray, both in the letter and verbally, affirmed that they would meet all the requirements. The Staff expressed their pleasure and appreciation for their tremendous cooperation.

There was some discussion concerning Homeowner's Association's being responsible for the maintenance of the drainage.

JOHN ABRAMS brought up some questions concerning a crash gate (for privacy). Mr. Gray expressed that this was being worked out between the Fire Department and himself.

MR. ABRAMS also wondered whether the 15' wide entrances were adequate. It was pointed out that some of the entrances were as wide as 22'. Chris Gray stated that the 15' entrance was to serve only one residence. It was concluded that these were adequate.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

SIMONETTI/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE FINAL PLAT FOR APPLECREST.

9. #92-77 FINAL PLAT - 6 & 50 WEST

Petitioner: Horizon West Development Corporation

Location: Northwest of Grand Avenue and 1st Street

Opened public hearing.

STAFF COMMENTS: Fire Department requires 3 fire hydrants. City Engineering Department requires compliance with city street standards.

LORAN DAKE explained the access points as shown on his schematic.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Public hearing closed.

SIMONETTI/DENISON PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THE FINAL PLAT FOR HORIZON WEST DEVELOPMENT CORPORATION.

ADJOURNMENT: 9:30 p.m.