

GRAND JUNCTION PLANNING COMMISSION

JULY 25, 1978

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 7:35 p.m. in the City Council Chambers by Chairperson, JANINE RIDER, with the following members present: VIRGINIA FLAGER, BILL MIKESELL, JIM PICKENS, AND FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner and DON WARNER, Planning Analyst. CAROL REDMOND, Stenographer/Recorder, and approximately thirty-five interested citizens were also in attendance.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO APPROVE THE MINUTES OF THE JUNE 27, 1978 MEETING.

1. #56-78 HOESCH STREET VACATION

Petitioner: Howard & Norman Reid. Location: Between west Rood Avenue and west Grand Avenue, east of River Road, and west of Denver and Rio Grande Western Railroad. A proposed vacation of a north/south street, two blocks long.

JANINE RIDER opened the public hearing.

DEL BEAVER presented staff and Review Agencies' Comments.

BILL RYDEN, petitioner's representative, gave a presentation.

JANINE RIDER asked if there were any proponents. (NONE)

MS. RIDER asked if there were any opponents. (NONE)

MS. RIDER closed the public hearing.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND DENIAL FOR THAT R.O.W. PORTION OF HOESCH LOCATED NORTH OF THE WEST WHITE R.O.W.. THAT PORTION OF THE HOESCH STREET R.O.W. SOUTH OF THE WEST WHITE R.O.W. WAS APPROVED FOR VACATION.

DENIAL WAS BASED ON THE FOLLOWING REVIEW AGENCIES' COMMENTS:

- 1) City Utilities: Hoesch Street used for trash pick-up
- 2) City Engineering: Street needed for traffic circulation from west Grand to west White, including emergency
- 3) Fire Department: Oppose creation of dead-end streets

2. #69-78 JACKSON BULK DEVELOPMENT

Petitioner: Mrs. Dorothy Jackson. Location: Southeast corner of 23rd and Elm. For a duplex in S. F. Zone.

MS. RIDER opened the public hearing.

DEL BEAVER presented staff and Review Agencies' Comments. He further reminded the Commission that this item had appeared before them in January, 1978 and that they had denied the request. At that time, the petitioner was a Mr. Duncan. Mr. Beaver cautioned that if this petition is to be denied again, that it must be on the basis of the plan.

DOROTHY JACKSON, petitioner, explained that she was making this request because her house has a duplex floor plan and that duplex floor plans do not sell well in a single-family zone. Mrs. Jackson further stated that she was willing to make whatever changes necessary to meet city requirements.

JANINE RIDER asked if there were any proponents wishing to speak.

CHARLES ROTH stated that he was not against this proposal, that he was one of the persons who signed the petition Mrs. Jackson presented to the Commission. (Mr. Roth lives across the street from Mrs. Jackson.)

JANINE RIDER asked if there were any opponents wishing to speak.

BOB BACON, who lives to the south of the property, was opposed to the petition, and submitted a petition against it to the Planning Commission, of residents across the street from the property. He felt the request would accomplish "spot" zoning if approved. He added that every time it rains, his property is flooded because of a poor drainage problem on the Jackson property. He further stated that he was in attendance at the public hearing six months ago when Mr. Duncan's petition, which he stated was identical to this one, was denied. He further felt that a duplex, two rental units, next to his single-family dwelling, would decrease the value of his property.

The public hearing was closed by the Chairperson.

MIKESELL/PICKENS PASSED A MOTION, 3-2 (Chairperson breaking the tie), TO RECOMMEND APPROVAL OF THE JACKSON BULK DEVELOPMENT SUBJECT TO CONSIDERATION OF THE DRAINAGE PROBLEM. (VIRGINIA FLAGER and FRANK SIMONETTI cast the dissenting votes because they felt the request was exactly as presented in February with the exception of property owners. MS. FLAGER stressed the necessity of consistency in Planning Commission decisions.)

PLEASE NOTE: Janine Rider wished to clarify her reason for recommending approval of this item. She stated that she questioned whether the Commission had made the right decision before. She admitted that nothing had changed regarding the request except the property owners; therefore, she felt that if the same gentleman were before the Commission stating that they had had no grounds for denying his site plan in February, the Commission would be compelled to grant approval to him now just the same as it is for Mrs. Jackson.

3. #47-78 CONDITIONAL USE

Petitioner: The Junction Corporation. Location: South of North Avenue, 176' west of 28-1/2 Road. Request for restaurant with drive-up window.

JANINE RIDER opened the public hearing.

DEL BEAVER presented staff and Review Agencies' Comments on the alternate plan. (This item is being sent back to Planning Commission from City Council without Council action after Planning Commission's having recommended denial.)

Petitioner's representative, Bob Gardner, made a presentation.

JANINE RIDER asked if there were any proponents wishing to speak. (SEE DAVID FULTON'S RESPONSE BELOW.)

MS. RIDER asked if there were any opponents wishing to speak.

MAC BREWER, a concerned citizen, stated that he was opposing only the drive-up portion of this request. He wished to go on record as opposing any drive-up window in place and any proposed for the future. He presented to the Commission his preliminary data which he stated would support his concerns regarding this problem. His premise was that a car idling was twice as polluting as a parked car, i.e., that drive-up windows promote air pollution.

JANINE RIDER suggested Dr. Brewer also make this presentation to the City Council at their next meeting.

RAE TORFIN stressed that the need for drive-up windows must be weighed against the more important need for the health, safety, and welfare of this community. She further read a letter from AUDREY STEPHENS of 247 27 Road which expressed her concern that Grand Junction might someday have a similar air pollution problem to that in Denver.

JACK PAYNE, owner of the restaurant, made a rebuttal.

BOB GARDNER made a few more comments.

DAVID FULTON of 555 28-1/2 Road, spoke in favor of the development. He stated that although he was concerned about the possible pollution which the drive-up window might cause, he was equally as concerned about snow and rain run-off from asphalt as more parking lots are constructed to accommodate walk-in restaurants. He stated that installing so many parking lots would create as much, if not more, air pollution because of increased manufacturing of asphalt.

JANINE RIDER ordered the public hearing closed.

DEL BEAVER made some closing remarks and recommendations. He stated that he feels it is urgent that there be further study on the possible air pollution problem as potentially posed by drive-up windows.

SIMONETTI/MIKESELL passed a motion, 5-0, to recommend denial of the request for a restaurant with a drive-up window based on the following:

- 1) circumnavigation of the restaurant is required to use the facility
- 2) ingress-egress to 7-11 Store was not rectified
- 3) two curb cuts as proposed would conflict with pedestrians at two (2) points rather than the single point which exists
- 4) the 25' curb cut as proposed in the alternative is inadequate for the restaurant and drive-in window facility
- 5) both drives from North Avenue are ingress and egress in a congested area
- 6) the proximity of the proposed use to a controlled, but congested intersection by high traffic generator

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND THAT SENIOR CITY PLANNER, DEL BEAVER, PREPARE A DOCUMENT FOR CITY COUNCIL ITEMIZING THE OBJECTIONS OF THIS COMMISSION FOR THE DENIAL, AND MAKE SURE THAT THIS IS PRESENTED TO EACH INDIVIDUAL COUNCIL MEMBER PRIOR TO THE HEARING ON THIS COUNCIL LEVEL.

MIKESELL/FLAGER UNANIMOUSLY PASSED A MOTION THAT THE DEVELOPMENT DEPARTMENT AND THE GRAND JUNCTION PLANNING COMMISSION WORK ON A PROGRAM TO ESTABLISH CRITERIA FOR THE DEVELOPMENT OF GOOD PLANNING TO MINIMIZE AIR POLLUTION IN THE CITY OF GRAND JUNCTION.

MEETING RECESSED AT 9:10 P.M. AND RECONVENED AT 9:20 P.M.

4. #63-78 CONDITIONAL USE - Golden Dragon Restaurant

Petitioner: To Tay Truong. Location: 1037 North Avenue.
3.2 beer license for restaurant.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request; there were no Review Agencies' comments.

TO TAY TRUONG was in attendance and offered to answer questions.

JANINE RIDER asked for proponents. (NONE)

MS. RIDER asked if there were any opponents. (NONE)

The Chairperson ordered the public hearing closed.

SIMONETTI/FLAGER UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE
CONDITIONAL USE FOR GOLDEN DRAGON RESTAURANT BE APPROVED.

5. #64-78 SUBDIVISION - Lamplite Park Filing #1 (Amended Final Plat)

Petitioner: James R. Land et al. Location: East end of Santa
Clara Avenue. A 57-lot replat of Residential Planned Development.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request. He stated that the reason this
was again presented to the Commission is that the Veterans' Admin-
istration and FHA, had made some additional requirements regarding
street widths.

TOM LOGUE, representing the petitioner, made some comments.

JANINE RIDER asked if there were proponents wishing to speak. (NONE)

MS. RIDER asked if there were any opponents wishing to speak. (NONE)

MS. RIDER closed the public hearing.

SIMONETTI/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL
OF LAMPLITE PARK FILING 1, AMENDED FINAL PLAT WITH THE FOLLOWING
CONDITIONS:

- 1) the sidewalks be located along the streets
- 2) subject to staff comments

6. #65-78 SUBDIVISION - Replat Crossroads Colorado West: Final
Plat

Petitioner: Planners and Developers Ltd. Location: Between
I-70 and Highline Canal, west of Holiday Inn. A request for
a 21-lot replat of Highway-Oriented Subdivision.

MS. RIDER opened the public hearing.

DEL BEAVER introduced the petition and presented Review Agencies'
Comments.

JERRY FOSSENIER, representing the petitioner, made some comments.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

JANINE RIDER closed the public hearing.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT OF THE CROSSROADS COLORADO WEST SUBDIVISION SUBJECT TO STAFF COMMENTS INCLUDING NECESSARY EASEMENTS REQUIRED.

7. #12-78 PLANNED DEVELOPMENT BUSINESS: The William Building -
Final Plan

Petitioner:

Petitioner: James P. Brodak. Location: Northeast corner of 11th Street and Belford. Office and light retail use.

MS. RIDER opened the public hearing.

DEL BEAVER presented staff and Reveiw Agencies' Comments.

TOM LOGUE, representing the petitioner, expressed the petitioners' appreciation of the special allotment of time to this petition at a recent workshop. He further emphasized that they would still like to present the plan with access onto the alley.

JANINE RIDER asked for proponents. (NONE)

MS. RIDER asked for opponents. (NONE)

The public hearing was closed by the Chairperson, JANINE RIDER.

SIMONETTI/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE WILLIAM BUILDING, FINAL, SUBJECT TO STAFF COMMENTS, ACCESS ONTO THE ALLEY, AND RESPECTIVE RETAIL AND COMMERCIAL USES AS FOLLOWS:

- 1) barber and beauty shops
- 2) bookstores
- 3) cleaners
- 4) laundromats
- 5) pharmacies/drugstores

8. #66-78 EASEMENT VACATION

Petitioner: Patrick J. Berry. Location: Third and Sherwood Streets. Vacation of unused utilities easement.

MS. RIDER opened the public hearing.

DEL BEAVER stated that there were no adverse comments from any reviewing agency, including Public Service Company and Mountain Bell.

PATRICK BERRY was on hand to answer questions.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/FLAGER UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE EASEMENT VACATION.

9. #67-78 ADDITION TO PLANNED DEVELOPMENT BUSINESS: Orchard Bowl

Petitioner: C & W Investments. Location: 295 27 Road.
Expansion of facilities for Bowling Alley.

MS. RIDER opened the public hearing.

DEL BEAVER introduced the request and presented Review Agencies' Comments.

KEITH MUMBY, representing the petitioner, made some comments regarding parking and the additional two fire hydrants required.

JANINE RIDER asked if there were any proponents. (NONE)

MS. RIDER asked if there were any opponents. (NONE)

The public hearing was closed by Chairperson Rider.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ORCHARD BOWL REQUEST SUBJECT TO STAFF COMMENTS AND THE FOLLOWING:

1) additional 20' of right-of-way

10. #68-78 PROPOSED PLANNED DEVELOPMENT BUSINESS: Downtown
Redevelopment Outline Development Plan

Petitioner: Downtown Development Authority. Location: First
to Third Streets and Road to Colorado Avenue. Concept for
redevelopment of downtown area for office, financial, hotel,
retail, and public facility uses.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request.

LORAN DAKE, of the Downtown Development Authority, made some comments.

MS. RIDER asked if there were any proponents. (NONE)

MS. RIDER asked if there were any opponents. (NONE)

The public hearing was closed by the Chairperson.

MIKESELL/SIMONETTI PASSED A MOTION, 4-1, TO RECOMMEND APPROVAL OF THE DOWNTOWN REDEVELOPMENT OUTLINE PLAN.

VIRGINIA FLAGER CAST THE DISSENTING VOTE BECAUSE SHE OPPOSES THE CULTURAL CENTER LOCATED IN THE AREA AS SHE FEELS THE SITE IS NOT LARGE ENOUGH TO ACCOMMODATE IT.

11. PROPOSED TEXT CHANGE TO CHAPTER 32, SECTION 6, PARAGRAPH b, GRAND JUNCTION COMPLIED ORDINANCE.

Petitioner: Staff. Change in ordinance regulation Fire Zones by Zone District to regulating Fire Zones by Use and Geographical Area.

JANINE RIDER opened the public hearing.

DEL BEAVER made a presentation, and made a correction. He stated that the petitioner was actually the Building Department and the Fire Department, not the Planning Department Staff.

JANINE RIDER asked if there were any proponents. (NONE)

MS. RIDER asked if there were any opponents. (NONE)

JANINE RIDER closed the public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE TEXT CHANGE.

12. #71-78 PROPOSED ZONING FOR AMERICAN FAMILY ANNEXATION: HO

Petitioner: Staff. Location: Westside of Horizon Drive between G Road and I-70.

JANINE RIDER opened the public hearing.

DEL BEAVER made a few comments.

MS. RIDER asked for proponents. (NONE)

MS. RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE AMERICAN FAMILY ANNEXATION.

13. #70-71 PROPOSED ZONING FOR THE FALLS ANNEXATION: Planned Development - 8

Petitioner: Staff. Location: 34 acres south of Patterson Rd. and east of Mantey Heights Tank.

JANINE RIDER asked for proponents. (NONE)

MS. RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

SIMONETTI/FLAGER UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FALLS ANNEXATION.

14. #40-78 PLANNED DEVELOPMENT BUSINESS: Final - Glenwood Center

Petitioner: Harry E. Williams. Location: Northwest corner of 7th Street and Glenwood Avenue.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request.

HARRY WILLIAMS, petitioner, made some comments. He wished to stress that the delay in the process of approving this petition cost him much money.

JANINE RIDER asked for proponents. (NONE)

MS. RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE GLENWOOD CENTER SUBJECT TO STAFF COMMENTS INCLUDING AN APPROPRIATE LANDSCAPE PLAN.

DEL BEAVER clarified that the Planned Development Process was available and used and that there were no restrictions placed on the petitioner regarding timing once that process was embarked upon.

1a. #C125-78 BULK DEVELOPMENT: Commercial Business Park

Petitioner: Kenneth & Quinton DeWeese. Location: South of River Road, North of the Colorado River, from 24.6 Line to 24.75 Line. A request for an office, warehouse, and light industrial use on 9.9 acres in an Industrial Zone.

JANINE RIDER opened the public hearing.

DEL BEAVER presented staff and Review Agencies' Comments.

There was some discussion concerning railroad crossing safety.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE COMMERCIAL BUSINESS PARK, BULK DEVELOPMENT SUBJECT TO STAFF COMMENTS.

MSSRS. MIKESELL AND SIMONETTI EXPRESSED THAT THEY FELT THIS WAS A VERY GOOD USE OF THIS LAND.

2a. #C126-78 SUBDIVISION: Duo Subdivision (Minor), (Final)

Petitioner: James R. Land & Jon F. Abrahamson. Location: North of Highway 6 & 24, south of North Avenue, 660' east of 29-1/2 Road. Contains 2.9 acres designed for two lots in a commercial zone.

JANINE RIDER opened the public hearing.

DEL BEAVER presented the request.

DON WARNER clarified that they were proposing to make two lots out of one.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE DUO MINOR SUBDIVISION, FINAL PLAT SUBJECT TO STAFF COMMENTS.

3a. #C132-78 SUBDIVISION: Birks Blue Estates (Preliminary/R-2
Transitional]

Petitioner: Rodney C. & Patsy G. Birks. Location: Northside
of B-1/2 Road, westside of 27-3/4 Line. Contains 10 acres
designed for 29 lots in an R-2 Zone.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the petition.

PETE SIEGMUND, representing the petitioner, answered some questions.

JANINE RIDER asked for proponents. (NONE]

MS. RIDER asked for opponents. (NONE]

MS. RIDER ordered the public hearing closed.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE
APPROVAL OF THE BIRKS' BLUE ESTATES SUBDIVISION SUBJECT TO STAFF
COMMENTS WITH THE STIPULATION THAT THE DEVELOPER CARRY THE COST OF
CLOSING THE DRAINAGE DITCH.

4a. #135-78 SUBDIVISION: Horizon Drive Commercial Park (Preliminary)

Petitioner: Treece Land Investments. Location: Northwest
of Horizon Drive & I-70. Contains 10.2 acres designed for 3
lots in a Highway Service Zone.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request.

BOB COBURN, representative for the petitioner, made some comments.

JANINE RIDER asked for proponents. (NONE)

MS. RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

MIKESELL/FLAGER UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL
OF THE HORIZON DRIVE COMMERCIAL PARK SUBJECT TO STAFF COMMENTS.

5a. #C127-78 SUBDIVISION: Hungry Horse Ranch (Final]

Petitioner: Mr. & Mrs. Denman Chapman. Location. Southeast
corner of C-1/4 Road and Rosevale Road. Contains 4.6 acres
designed for 4 Single-Family units in an R-2 Zone.

JANINE RIDER opened the public hearing.

DEL BEAVER introduced the request.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

The public hearing was closed by JANINE RIDER, CHAIRPERSON.

FLAGGER/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND DENIAL OF THE HUNGRY HORSE RANCH SUBDIVISION BECAUSE OF THE FOLLOWING:

- 1) located in flood plain
- 2) inadequate services available

6a. #C131-78 SUBDIVISION: Eastwood Subdivision (Preliminary)

Petitioner: Richard L. Lindstrom. Location: South of E Road, east of 30-3/4 Line. Contains 10 acres designed for 29 Single-Family units in an R-2 Zone.

JANINE RIDER opened the public hearing.

DEL BEAVER presented the petition.

JANINE RIDER asked for proponents. (NONE)

JANINE RIDER asked for opponents. (NONE)

MS. RIDER closed the public hearing.

SIMONETTI/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY FOR EASTWOOD SUBDIVISION SUBJECT TO STAFF COMMENTS.

MEETING ADJOURNED AT 12:50 A.M. JULY 26, 1978.