

GRAND JUNCTION PLANNING COMMISSION

September 5, 1978

M I N U T E S

The Grand Junction Planning Commission Meeting, continued from the August 29, 1978 Meeting, was called to order at 7:30 p.m. in the City Council Chambers by Chairperson, JANINE RIDER, with the following members present: VIRGINIA FLAGER, FLORENCE GRAHAM, BILL MIKESELL, JIM PICKENS, DALE SCHOENBECK, and FRANK SIMONETTI.

Also present were: DEL BEAVER, Senior City Planner, KARL METZNER, Planner I, and DON WARNER, Planning Analyst. Carol Redmond, Stenographer/Recorder, and approximately thirty interested citizens were also in attendance.

DEL BEAVER made the following changes to the Agenda:

- 1) Item #7 re: "REVIEW PROPOSED AIR QUALITY"..., deleted
- 2) "MINERVA", referred from last meeting, will be tabled to the close of the meeting

DEL BEAVER asked that the minutes from the August 29, 1978 meeting be approved, in part, ahead of schedule, so they could be presented to the City Council on September 6 at their regular meeting. The following correction was made:

- 1) re: "JACKSON BULK DEVELOPMENT" (correction)

JANINE RIDER stated that Gerald Ashby had determined that the Jackson request must be considered separately from the previous Duncan request; the Planning Commission is empowered only to review the petitioner's site plan.

1. #83-78 ZONING AND OUTLINE DEVELOPMENT PLAN FOR JONES/SCHINDEL ANNEXATION: Planned Development - 8

Petitioner: Allen R. Jones and Charlotte Schindel.
Location: Southeast of 27-1/2 Road and G Road. Proposed 8 units per acre maximum.

- a) action - ZONING
- b) action - OUTLINE DEVELOPMENT PLAN

Opened public hearing.

KARL METZNER introduced the request and read the Review Agencies' Comments.

ROBERT VANDEUSEN, representing the petitioner, made a slide presentation, and stated that the petitioners had held a neighborhood meeting, Thursday, August 31, with approximately forty-five (45) citizens in attendance.

Asked for proponents. (NONE; see below)

GLORIA GROSS, speaking as neither a proponent nor an opponent, had some questions concerning traffic problems.

LEE CARIE, speaking as neither a proponent nor a definite opponent, was also concerned about traffic control.

The above two persons registered themselves as opponents later in the meeting when Ms. Rider asked for a show of hands of those who concurred with Ms. Dickey's remarks. (See footnote)

ALLEN JONES, one of the petitioners, stated that he didn't want to give up agricultural land, but that it must go, and he felt the proposed request would be a good use. He felt that most of the neighboring landowners were in favor of the proposal because of the good attendance and favorable attitude expressed at the neighborhood meeting.

Asked for opponents:

NANCY DICKEY, a resident, expressed the following concerns:

- 1) that high-density be directed to the south and east
- 2) traffic problems be resolved before development
- 3) camper trailer area not be located in area where tennis courts are now being proposed
- 4) questioned whether people would be aware of location of proposed fruit stand
- 5) questioned whether the lake would be lined; concerned about mosquitoes

MS. DICKEY wished to emphasize that her greatest concern was regarding high-density in the area.*

ROBERT VANDEUSEN explained that the camper trailer parking area has definitely been changed due to neighborhood response.

Closed public hearing.

a) ZONING:

FLAGGER/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE ZONING BE APPROVED.

*Approximately ten (10) persons made a show of hands indicating that they were opposed to the proposal for the same reasons as expressed by Ms. Dickey.

b) OUTLINE DEVELOPMENT PLAN:

Reopened public hearing to consider above only.

Asked for proponents. (NONE)

Asked for opponents:

MRS. CLINE stated that one evening, as the orchards were being sprayed, she and her guests could not eat because of the odor coming through the air-conditioning system.

BILL WYATT expressed surprise that people seem to want the apples, but will not tolerate the necessary spraying in order to have them. (Neither an opponent nor a proponent)

CHUCK SCHINDEL stated that perhaps the petitioners could work out a plan to "phase out" the apple orchards.

VIRGINIA FLAGER wondered how many trees were on the property at present.

ALLEN JONES replied that there are about eighteen-hundred (1,800). He further felt that there is undue concern about the chemicals used in the sprays. He stated that he has seen children reared in the orchard areas with no known harmful aftereffects.

KARL METZNER made the following closing remarks/recommendations:

- 1) There should be no entrance on G Road.
- 2) The intersection of 27-1/2 and G Roads must be improved prior to development.
- 3) At preliminary time, petitioner should present alternatives to apple orchards contingent on findings of Pest Control District.

Closed the public hearing.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE JONES/SCHINDEL OUTLINE DEVELOPMENT PLAN SUBJECT TO:

- 1) control of apple orchards be decided by Pest Control District
- 2) all review agency comments except there should be no entrance on G Road.
- 3) consideration of neighbors' comments
- 4) draft from Homeowner's Association

2. #84-78 PROPOSED REZONE R-2 to C-1

Petitioner: A. C. Corder, et al. Location: Southwest corner of Second Street and Belford Avenue. Proposed rezone from Two-Family Residential to Light Commercial.

Opened public hearing.

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

KEITH MUMBY, representing the petitioner, made a presentation.

A. C. CORDER, petitioner, was in attendance.

Asked for proponents:

MR. AND MRS. HANSON were in favor of the proposal. MRS. HANSON stated that they would like to sell their property and see Mr. Corder develop it.

MR. CORDER made a few comments.

Asked for opponents. (NONE)

Closed public hearing.

MIKESSELL/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND DENIAL OF PROPOSED REZONE R-2 TO C-1 BASED ON THE FOLLOWING:

- a) inappropriateness adjacent to residential street
- b) initial zoning spoke to commercial along First Street and residential along Second Street
- c) there is other C-1 zoned land
- d) R-2 zoning is not inappropriate
- e) surrounding area has not changed enough to warrant commercial zoning

DEL BEAVER informed the petitioner of the time and place to petition the City Council if he desired to carry his request to them.

3. #85-78 SUBDIVISION: Horizon/70 - Final Plat

Petitioner: Jack Treece d/b/a/ Horizon/70. Location: Southwest corner of I-70 and Horizon Drive. Contains 10.20 acres designed for 3 lots in Highway Oriented Zone.

Opened public hearing.

DEL BEAVER presented the proposal and read Review Agencies' Comments.

BOB COBURN, representing the petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER made a final recommendation.

Closed public hearing.

The Chairperson allowed JACK TREECE to ask a question regarding subdividing which DON WARNER answered.

SIMONETTI/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ORIGINAL, THREE-LOT SUBDIVISION.

4. #64-78 REZONE R-1-C TO PD-8: Lamplite Park

Petitioner: James R. Land et al. Location: East end of Santa Clara Avenue. Proposed rezone from Single Family Residence to Planned Development - 8.

Opened public hearing.

DEL BEAVER introduced the request.

The petitioner/representative was in attendance but did not wish to comment.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

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

5. #87-78 CONDITIONAL USE: Day Care and Parochial School

Petitioner: Christian Life Center. Location: 1622 Glenwood. For day care and parochial school in existing church building.

Opened public hearing.

KARL METZNER presented the request and read Review Agencies' Comments.

SANDY PATTERSON, representing the petitioner, made a presentation and answered questions.

VIRGINIA FLAGER was concerned there was not adequate playground area, and felt, because of traffic problems in the area, that the property was no place for a school. However, she felt it would adequately meet the needs for the day care center.

MS. PATTERSON pointed out that only a very small number of children would be walking to the school; most would be brought with parents. She further stated that only fifty or sixty students would be on campus at one time. She further felt that with the staggering of recesses, playground area is adequate.

DEL BEAVER stated he felt there was adequate playground area for this number of students.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

There was much deliberation among Planning Commission members concerning playground area, and especially, traffic.

VIRGINIA FLAGER again stressed her fears for the children's safety because of the amount of traffic generated from the fast food chains and other businesses in the area.

BILL MIKESELL MOVED THE CONDITIONAL USE BE APPROVED SUBJECT TO THE FOLLOWING: (MOTION LOST FOR LACK OF A SECOND)

- 1) staff comments, excluding sidewalks requirement
- 2) petitioner submit a playground plan with staff approval

Regarding condition number one, above, MR. MIKESELL stressed that he felt it would be penalizing the petitioner to require them to provide sidewalks when there were no others in the area.

MS. PATTERSON pointed out that the area which would be required for sidewalks was the only "green" spot in the area; therefore, the petitioner hesitated to put sidewalks in its place, especially since there were no other sidewalks nearby.

DON WARNER explained that the requirement of sidewalks is in the zoning ordinances for all new uses.

There was some discussion regarding State requirements for a parochial school, licensing, teacher certification, and accreditation.

DR. BUDDY HICKS commented on the above and further stated that hopefully, with growth, the school would be located on the church property probably only about a year. At that time, they would build a larger facility on other property.

SCHOENBECK/SIMONETTI PASSED A MOTION, 5-1, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE SUBJECT TO STAFF COMMENTS, INCLUDING POWER OF ATTORNEY FOR SIDEWALKS AND APPROVED PLAYGROUND PLAN.

6. #88-78 AMENDMENT FOR PD-12 FOR PRESCHOOL

Petitioner: Mesa Montessori School. Location: Unity Church,
3205 N, 12th Street. For preschool in existing church building.

Opened public hearing.

KARL METZNER presented the request.

PAUL MALINOWSKI, petitioner, made a few comments.

LORI WITHROW, representing the petitioner, made some comments,
and explained access in relation to playground.

All agreed that the playground was a safe distance from the
access.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE
AMENDMENT FOR PD-12 FOR THE PRESCHOOL.

7. #89-78 REVOCABLE PERMIT: Main Street

Petitioner: Larry Dowd. Location: North one-half of
north/south alley between Sixth and Seventh Streets south of
Main Street. For planters and canopies.

Opened public hearing.

KARL METZNER introduced the proposal.

LARRY DOWD, petitioner, made some comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

PICKENS/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPRO-
VAL OF THE REVOCABLE PERMIT.

COUNTY ITEMS:

1a. GENERAL GROWTH PROPERTIES

After much discussion, the following motion was passed.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL WITH THE FOLLOWING STIPULATIONS:

1. Petitioner should dedicate sufficient R.O.W. to accomodate their share of 4-lane facilities on 24 Road, 24½ Road, and F Road.
2. Allocation of all Public Works responsibilities generated in the area of this project by the County Road Department, State Highway Department, County Commissioners, City Council, and the City Engineer prior to final approval.

GENERAL DISCUSSION.

DEL BEAVER announced that "Minerva Park" would be referred to the next meeting.

MEETING ADJOURNED AT 11:10 P.M.