

GRAND JUNCTION PLANNING COMMISSION

November 28, 1978

M I N U T E S

The regular meeting of the month of November was called to order at 7:40 p.m. in the City Council Chambers by Chairperson, JANINE RIDER, with the following members present: FLORENCE GRAHAM, JIM PICKENS, FRANK SIMONETTI, BILL MIKESSELL, VIRGINIA FLAGER, and DALE SCHOENBECK.

Also present were: DEL BEAVER, Planner; DON WARNER, Planning Analyst; and LORI DUARTE, Planning Technician. (The latter left the meeting during recess.) Also in attendance were Carol Redmond, Stenographer/Recorder and approximately fifty interested citizens.

The minutes of the previous meeting were not available for approval. DEL BEAVER assured the Commission that he would supply them with copies as soon as possible.

DEL BEAVER announced that the December meeting would be held on the 19th instead of the regularly scheduled date, the 26th, because of the holidays.

MR. BEAVER further made an addition to the agenda: added "d." under County Items, "JAQUETTE - information only".

1. #114-78 PROPOSED REZONE: R1C to C1

Petitioner: Jose Lucero. Location: Southeast corner of E-1/4 Road and 28-1/2 Road. A request to rezone from single-family residential to Light Commercial.

Opened public hearing.

DEL BEAVER presented the request, located the area on the map, and read review agencies' comments. He further recommended that the matter be referred to the next hearing for action.

JOSE LUCERO made a presentation.

LEVI LUCERO, adjacent property owner, stated that he has no objections to the rezoning. He added that the other adjacent property owner is involved in legal matters concerning his property, and, therefore, is in no position to make any recommendations concerning the proposal.

JANINE RIDER, Chairperson, explained, for the benefit of the new Commission members, that the majority of the businesses on North Avenue to the west are commercially zoned, and that the zoning extends six-hundred and sixty feet (660') back from North Avenue. At the time of discussion concerning this area some time ago, it was determined that probably rezoning should not go beyond this point, and that possibly it could go up to the point in a logical order on an as-needed basis. However, the property to the west, across 28-1/4 Road is all up to the six-hundred and sixty foot line (660' line).

Asked for proponents. (NONE)

Asked for opponents. (SEE BELOW)

DICK MEREDITH, owner of two parcels to the east, stated that he was neither a proponent nor an opponent, but that he is concerned about traffic on 28-1/2 Road. He stated that he didn't understand planning too well, but had heard about some plans for a development, and, therefore, had decided to attend the hearing. He added that he had not had time to research the matter, having only recently noticed the sign, about the hearing, posted on the property.

VIRGINIA FLAGER stated that she doubts whether Mr. Meredith is fully aware of the negative impacts the proposal may have.

JOSE LUCERO stated that he would be willing to dedicate extra footage to help mitigate the traffic problems.

DEL BEAVER stated that if the developer is ready to have this proposal acted upon, that he would recommend approval; however, he would like to see it as a package deal.

Closed public hearing.

DALE SCHOENBECK stated that he was concerned about precedent setting of rezoning to C1 in the area. He wondered whether Mr. Meredith would object to the entire area becoming zoned C1.

MR. MEREDITH stated that he would object to this at the present.

FRANK SIMONETTI stated that he didn't see any problems with access.

DEL BEAVER recommended that action be delayed until economics would warrant a zone change.

JANINE RIDER, on the other hand, felt that the item proposed should be acted upon immediately.

SIMONETTI/MIKESELL PASSED A MOTION, (4-2), FLAGER AND SCHOENBECK DISSENTING, TO RECOMMEND APPROVAL OF THE REZONE SUBJECT TO STAFF COMMENTS INCLUDING:

- 1) fifteen-foot (15') right-of-way
- 2) power-of-attorney for improvements

2. #116-78 PROPOSED ALLEY VACATION

Petitioner: Gene and Faye Files. Location: Southwest corner of 23rd Street and Bunting Avenue. A request to vacate a stub alley.

Opened public hearing.

DEL BEAVER introduced the request, located the area on the map, and read review agencies' comments. Mr. Beaver explained that the petitioner plans to use the proposed vacated area for parking.

It was determined that the petitioner, nor his representative, was in attendance.

According to policy, FLAGGER/PICKENS UNANIMOUSLY PASSED A MOTION TO TABLE ITEM #116-78 TO THE NEXT HEARING BECAUSE NEITHER THE PETITIONER, NOR HIS REPRESENTATIVE WAS IN ATTENDANCE.

3. #117-78 CONDITIONAL USE - Drive-up window

Petitioner: Junction Bell Federal Credit Union. Location: North of North Avenue, east of Court Road across from Mesa United Bank Drive-up. Request for drive-up window facilities for credit union.

Opened public hearing.

DEL BEAVER introduced the proposal, located the area on the map, and read review agencies' comments.

PETITIONER, DAVE CROSS, made a presentation, and stated that the driveways and curb cuts are being worked out according to city specifications. He added that, although there are no immediate plans for landscaping, there is an available eight foot (8') section at the front of the building.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER stated that he would recommend approval based on review comments and landscaping treatment.

Closed public hearing.

JANINE RIDER questioned the petitioner as to the reason the drive-up window was being used prior to the hearing for conditional use.

PAT BUSH, manager of the credit union building, stated that they had not been told that they needed a conditional use permit upon application and receipt of the building permit. She added that the present driveway cuts had been approved by a city engineer; but that now, they find they have to change these.

JANINE RIDER, speaking on behalf of the Planning Commission, expressed regret for the confusion.

DEL BEAVER stated that the Development Department is taking measures to correct such problems.

FLAGER/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE DRIVE-UP WINDOW SUBJECT TO STAFF COMMENTS INCLUDING LANDSCAPING.

4. #119-78 CONDITIONAL USE - Drive-up Window

Petitioner: Arctic Circle, Michael Coyne. Location: 709 North Avenue. A request for drive-up window facilities for existing Arctic Circle.

Opened public hearing.

DEL BEAVER introduced the proposal, located the area on the map, and read review agencies' comments.

PETITIONER, MICHAEL COYNE, offered to answer questions. He also stated that this drive-up window will have the longest lane of any of the other Arctic Circles.

VIRGINIA FLAGER stated that this would be no problem; however, she was concerned that there might be a problem with walk-up traffic; i. e., the high school students who frequent the restaurant.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER stated that the new plan shows a substantial improvement of what presently exists. He recommended approval of the proposal based on review agencies' comments.

Closed public hearing.

MIKESELL/SCHOENBECK PASSED A MOTION, (4-2), FLAGER AND SIMONETTI DISSENTING, TO RECOMMEND APPROVAL OF THE DRIVE-UP WINDOW SUBJECT TO STAFF COMMENTS.

Both the Staff and the Planning Commission commended Mr. Coyne on their fine landscaping plans.

5. #120-78 ZONING OF NELSON STEWART ANNEXATION: PD8, PDB, R1A

Location: North of Horizon Drive to G Road from 27 Road to 27-1/4 Road. A request for planned development zoning for residential and business uses for annexation.

- a. Consideration of Zone
- b. Consideration of Outline Development Plan

Opened public hearing.

DEL BEAVER introduced the request, located the area on the map, and read review agencies' comments.

BILL NELSON, peitioner, made a presentation.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

- a. Consideration of Zoning:

DEL BEAVER stated that staff would recommend approval of the zoning.

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

- b. Consideration of Outline Development Plan:

DEL BEAVER received approval by consensus of the Planning Commission to request a preliminary plan, rather than a more detailed sketch plan, be presented at a later date for action. There were only three of the members now serving on the Commission who had heard the original presentation made by Bob Engelke.

6. #121-78 ZONING OF WALT ANNEX: PD8

Location: Northwest corner of Horizon Drive and Twelfth Street. Planned Development zoning for mixed residential uses for annexation.

- a. Consideration of Zone
- b. Consideration of Outline Development Plan

Opened public hearing.

DEL BEAVER introduced the proposal, located the area on the map, and read review agencies' comments.

TED WAYNE, petitioner, offered to answer questions.

DEL BEAVER stated that he recommends approval of the zoning and the outline development plan. He suggested there be two motions to cover the actions.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

a. Consideration of Zone:

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE ZONING SUBJECT TO STAFF COMMENTS.

b. Consideration of Outline Development Plan:

VIRGINIA FLAGER stated that if the road from Twelfth Street into the westerly section of the subdivision is to be a public road, it should meet requirements. She was concerned that there might not be adequate parking within the subdivision, therefore, impacting the road for parking.

GRAHAM/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE OUTLINE DEVELOPMENT PLAN SUBJECT TO STAFF COMMENTS AND THE FOLLOWING:

- 1) consideration of another access
- 2) consideration of street width
- 3) proper drainage be addressed
- 4) more detailed treatment of recreation area

VIRGINIA FLAGER: I feel that whatever is discussed here tonight can very well set the tone for that entire area. I feel that this should be a showplace for the city. It should not be a place where corners are cut to make maximum use of the land. I think we've given, what I consider maximum use of that land; I think it's a good plan. But I think things like parking, guest parking, accessibility, additional access, and the safety of the residents on the west side vs. the long, narrow drive, must be addressed on all of these. There are not going to be north-south routes, nor east-west routes in there on any of those intersections. This is something that really bothers me that I want the petitioner to be aware of. I don't like these long, narrow streets; I think they are extremely dangerous to the residents.

DEL BEAVER stated that he would work with the city engineer for the mitigation of these problems.

7. #122-78 DEVELOPMENT IN H.O. - Fire Station #4

Petitioner: City of Grand Junction. Location: Northwest corner of 27 Road and B-1/2 Road. Site plan for fire station in a Highway Oriented Zone.

Opened public hearing.

DEL BEAVER introduced the proposal and located the area on the map.

R. T. MANTLO, Fire Chief, stated that they also propose a play area since there is none in the area.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

WALLY TORFIN, as an interested citizen, stated that he would like to recommend that irrigation water be used to water the landscaping rather than tax-supported domestic water.

MR. NELSON stated that irrigation water would be supplied with the appropriation of the property.

GAVIN HOLLAND was concerned about the possibility of sirens awakening him in the middle of the night.

MR. MANTLO explained that they would try to consider neighbors, and the lateness of the hour to determine when they used the sirens. He stated, however, that there could very well be times when the use of the sirens would be unavoidable.

DOUG HOLLING, who is planning development west of the proposal, stated that he felt access should be addressed immediately. He stated that they had sent a letter to this effect to the Development Department.

DEL BEAVER read the letter from the Grand Junction Housing Partners, Ltd. He recommended that access be provided for before presentation to City Council. Contingent on this matter, Mr. Beaver would recommend approval of the proposal.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FIRE STATION #4 SUBJECT TO STAFF COMMENTS.

8. #118-78 PROPOSED FIRST STREET POLICY STATEMENT

Location: From Kennedy Avenue to South Avenue, from one block west of First Street to one block east of First Street. Proposed policy to be used in evaluating development proposals.

Opened public hearing.

DEL BEAVER stated that all the property owners in the corridor had been invited to a citizen meeting on November 27, and that there had been a good response. However, since they felt there should be some deletions, additions, and word changing in the policy text, they recommended a workshop or two be held prior to action by the Commission.

KEITH MUMBY concurred with Mr. Beaver's statements, adding that they had received notice of this proposal over the Thanksgiving holiday weekend. He felt they needed more time to discuss this, and felt a workshop would be in order.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

DEL BEAVER announced that the workshop would be held on December 5, 1978 in City Council Chambers.

SIMONETTI/GRAHAM UNANIMOUSLY PASSED A MOTION TO TABLE THIS ITEM UNTIL THE NEXT PUBLIC HEARING.

9. Discussion.

The Planning Commission and the Staff, Del Beaver and Don Warner, discussed the previous evening's citizens' group meeting concerning the proposed First Street Policy Statement.

MEETING RECESSED PRIOR TO ITEM #118-78, PROPOSED FIRST STREET POLICY STATEMENT, (AT 9:15 P.M.) AND RECONVENED AT 9:20.

10. County Items:

a. Action required.

1. C132-78 Birks Blue Estates Subdivision (R2 Transitional) - Final

Petitioner: Rodney and Patsy Birks. Location: North of B-1/2 Road, west of 27-3/4 Line. A 30-lot residential subdivision to City standards.



Opened public hearing.

DEL BEAVER presented the proposal and stated that he strongly recommends changing the street name of "Newport" to "Sunshine". He added that he recommends approval of the proposal subject to provision of east-west access.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE R2 TRANSITIONAL SUBJECT TO STAFF COMMENTS AND SPECIFICALLY TO THE FOLLOWING:

- 1) If possible, an east-west hookup should be dedicated.
- 2) Ten foot (10') pedestrian right-of-way should be provided.

b. Review Comments.

1. C234-78 REZONE: R4 to PDB

Petitioner: Walter Waymeyer. Location: Southeast corner of 29 and F Roads. Proposed rezone from multi-family residential to Planned Development Business.

DEL BEAVER located the area on the map and presented staff comments. He stated that they recommend the sidewalks be moved to the property lines for ultimate disposition of the intersection which is to be improved shortly. They further recommend moving the low-profile signs out of the right-of-way. He added that the two access points closest to 29 and F Roads should be restricted to right turn only, with no median breaks. He also stated that there should be one-way access to service, and that the developer would have to prove that trucks could clear the corner of the building. Bumper blocks and landscaping should also be addressed, he felt. He added that staff needs to know the proposed height of the fence on the southside of the property.

SIMONETTI/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF COMMENTS AS NOTED ABOVE.

c. Information Items.

1. C226-78 REZONE: AFT to R1B

Petitioner: Charlie & Enis Plsek. Location: West of 27 Road (12th Street), south of I-70. Proposed rezone from Agricultural Forestry Transitional to Single-Family Residential, 1/2 acre lots.

After discussion, the Planning Commission recommended favorable consideration of the rezone by consensus.

2. C227-78 REZONE: AFT to R1C

Petitioner: Harriet Hamlin. Location: East of 30 Road, south of F-1/2 Road. Proposed rezone from Agricultural Forestry Transitional to Single-Family Residential, 6,500 sqft lots.

After discussion, the Planning Commission recommended favorable consideration of the rezone by consensus.

d. C180-78 R2 - Jaquette Subdivision

Petitioner: Jaquette

DEL BEAVER introduced the proposal, and stated that the only problems were that the county does not like the trees in the right of way, and the alignment next to E-1/2 Road needs to be addressed. He added that street names need to be checked.

NO ACTION WAS TAKEN ON THIS ITEM SINCE IT WAS FOR INFORMATION ONLY.

HEARING ADJOURNED AT APPROXIMATELY 11:15 P.M.