

GRAND JUNCTION PLANNING COMMISSION

December 19, 1978

M I N U T E S

The regular meeting of the month of December was called to order at 7:40 p.m. in the City Council Chambers by Chairperson, JANINE RIDER, with the following members present: VIRGINIA FLAGER, JIM PICKENS, FRANK SIMONETTI, FLORENCE GRAHAM, BILL MIKESELL, and DALE SCHOENBECK. (The latter arrived at 8:45 p.m.)

Also present were: DEL BEAVER, Planner and DON WARNER, Planning Analyst. Also in attendance were Carol Redmond, Stenographer/Recorder, and approximately twenty interested persons.

DEL BEAVER stated that there was one change to the agenda: No. 8 was voluntarily deleted. MR. BEAVER stated that, at the appropriate time, he would ask for a motion of referral to the next meeting.

Minutes were approved as follows:

- 1) FLAGER/GRAHAM UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE OCTOBER 31, 1978 MINUTES BE APPROVED AS SUBMITTED.
- 2) GRAHAM/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE NOVEMBER 7, 1978 MINUTES BE APPROVED AS SUBMITTED.
- 3) PICKENS/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE NOVEMBER 28, 1978 MINUTES BE APPROVED AS SUBMITTED.

1. #116-78 PROPOSED ALLEY VACATION (TABLED ITEM)

Petitioner: Gene & Faye Files. Location: Southwest corner of 23rd Street and Bunting Avenue. Requested vacation of dead-end alley.

Opened public hearing.

DEL BEAVER explained that the item had been tabled in absence of the petitioner or his representative. Mr. Beaver further introduced the item, located the area on the map, and read the review agencies' comments.

KEITH MUMBY, representing the petitioner, stated that the proposed vacated alley would be paved and used for a parking lot.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER recommended approval of the alley vacation subject to existing utilities; and stated that he foresees no problems with the curb cut.

Closed public hearing.

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

2. #119-78 PROPOSED FIRST STREET POLICY STATEMENT

Location: South of Kennedy Avenue to South Avenue,  
one block east and west of First Street.

Opened public hearing.

DEL BEAVER read the amended policy statement into the record.  
(A copy is on file for reference.)

KEITH MUMBY, representing the citizens' group, stated that they appreciated the opportunity of having met with the Commission, and felt the meeting was very productive. It was his hope that, if future problems arise, this same action may be taken.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE FIRST STREET POLICY STATEMENT BE APPROVED AS AMENDED.

MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND THE ORDINANCES BE CHANGED TO REFLECT THE FIRST STREET POLICY STATEMENT.

MS. RIDER expressed appreciation to the citizens for their cooperation and effort in this matter.

3. #123-78 PROPOSED EASEMENT VACATION

Petitioner: Glen Massey. Location: Back lot line  
483-1/2 Harris Road. Proposed vacation of 3' of a 10'  
utility easement.

FLAGER/PICKENS UNANIMOUSLY PASSED A MOTION TO REFER THIS ITEM TO THE NEXT HEARING IN THE ABSENCE OF A PETITIONER OR HIS REPRESENTATIVE.

4. #124-78 PROPOSED REZONE: R-1-C to R-3

Petitioner: Leslie & Leona Lupton. Location: Northwest corner of Orchard and College Place. Requested rezoning from single-family, residential at a maximum 5.2 (plus or minus) units/acre to multi-family residential maximum density of approximately 60 units/acre.

Opened public hearing.

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

MR. LUPTON made a few comments.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER referred to staff comments as written on the review sheet.

JANINE RIDER stated that she felt the Commission must determine whether this would be a feasible area in which to place higher density. However, she felt that if they determined this area should remain single-family in character, the Commission should deny the request for rezoning.

FLORENCE GRAHAM stated that she felt rezoning to R-3 would go against the general, unwritten policy of the body.

VIRGINIA FLAGER stated that she opposed R-3 zoning in this area.

DEL BEAVER suggested asking for a PD-B Zone.

Closed public hearing.

FRANK SIMONETTI expressed opposition to the proposed R-3 zoning.

VIRGINIA FLAGER stressed that, while she opposed the R-3 rezone, she felt a great need for college housing in the area, but was concerned about the lack of control the R-3 Zone offers.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND DENIAL OF THE REZONE BASED ON THE ABOVE REASON.

THE PLANNING COMMISSION AGREED BY CONSENSUS THAT A PD-B ZONE WAS AN ACCEPTABLE ALTERNATIVE AND URGED THE PETITIONER TO CONSIDER IT.

5. #131-78 PRELIMINARY PLAN, The Falls PD-8

Petitioner: Bob Gerlofs. Location: Between 28-1/4 and 28-1/2 Roads, south of Patterson Road. Proposed preliminary Development Plan in a Planned Development Residential Zone to a maximum of 8 units/acre on 34 acres.

Opened public hearing.

JIM PICKENS excused himself from this hearing for personal reasons.

DEL BEAVER presented the request, located the area on the map, and read the review comments; and stated that the petitioner has indicated a desire to comply with all staff comments.

VIRGINIA FLAGER was opposed to the narrow streets. She felt this matter had already been settled regarding the Planning Commission's opposition to narrow streets.

BOB GERLOFS stated that he was an advocate of private streets, but felt he would not get approval by City Council.

DEL BEAVER explained what he felt to be Mr. Rish's reasoning behind his opinion that all of the streets should be public.

Some discussion ensued regarding public and private streets.

BILL MIKESELL stated that, although realizing that the developers do not achieve the best use of the land with wider streets, he still prefers them.

Some discussion ensued regarding parking facilities.

JANINE RIDER explained that she was pleased with the design except for the long distance guests visiting tenants in the western most area would be required to walk.

BOB GERLOFS stated that they would be glad to provide off-street parking in the midst of the area if this were the Planning Commission's recommendation.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER stated that he would recommend approval based on staff/review comments, and with the suggestion that the petitioner consider off-street parking abutting Prairie.

Closed public hearing.

BILL MIKESELL stated that he could not oppose the plan although he, personally, does not approve of the closeness the narrow streets create. He was also concerned about having to pay, with tax dollars, for enforcement of the "no parking" areas.

SIMONETTI/MIKESELL PASSED A MOTION, 4-1, TO RECOMEND APPROVAL OF THE FALLS PRELIMINARY PLAN SUBJECT TO STAFF COMMENTS AND THE FOLLOWING:

- 1) Additional parking be provided in the northwest section.

MR. SIMONETTI expressed dissatisfaction with the narrow streets and the "no parking" area; MR. MIKESELL concurred.

NOTE: MR. SCHOENBECK, ALTHOUGH IN ATTENDANCE DURING THE ABOVE ACTION, DID NOT VOTE SINCE HE MISSED MUCH OF THE DISCUSSION.

6. #132-78 PROPOSED OUTLINE DEVELOPMENT PLAN FOR PD-8: Crestview  
MIKESELL/SIMONETTI UNANIMOUSLY PASSED A MOTION TO REFER THIS ITEM TO THE NEXT HEARING AT THE PETITIONER'S REQUEST.

7. #127-78 PROPOSED OUTLINE DEVELOPMENT PLAN FOR PD-8: Spring Valley Townhouses

Petitioner: Ben Carnes. Location: Northwest corner of Patterson Road and 28 Road. Concept proposal for a Residential Planned Development, in existing single-family zone at 4 untis/acre containing 13.57 acres.

Opened public hearing.

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

PAUL BARRU, representing the petitioner, made a presentation.

There was some discussion private vs. public streets.

DEL BEAVER felt this was a matter for the City Council to consider. He added the further recommendation that the petitioner consult with the City Engineer for a planting plan on the southside of the designated private road. He stated that he would recommend approval of the Plan based on review agencies' comments. He felt this would be good utilization of the land. He added that the public vs. private roads is left up to the Commission.

JIM PICKENS felt private streets were all right if there were no legal implications.

Closed public hearing.

DON WARNER felt the matter could be solved by easements, as in Patterson Gardens, if private roads were decided upon.

MIKESELL/SCHOENBECK PASSED A MOTION, 5-1, TO RECOMMEND APPROVAL OF THE PLAN SUBJECT TO STAFF COMMENTS WITH THE EXCEPTION OF ALLOWANCE OF PRIVATE STREETS IN THE SUBDIVISION. MR. SIMONETTI CAST THE ONLY DISSENTING VOTE BECAUSE HE OPPOSED THE PRIVATE STREETS ALLOWANCE.

PLEASE NOTE: THE ALLOWANCE OF PRIVATE STREETS IS SUBJECT TO LEGAL RAMIFICATIONS.

8. #126-78 PROPOSED OUTLINE DEVELOPMENT PLAN FOR PD-20: NISLEY APARTMENTS

Petitioner: Frank Nisley. Location: Northwest corner of 28-1/2 Road and Elm Avenue. Concept proposal for a Residential Planned Development in existing single-family zone at approximately 6 units/acre.

Opened public hearing.

DEL BEAVER presented the request, located the area on the map, and read the review comments.

TOM LOGUE made a few comments as a representative for the petitioner.

DON WARNER asked Mr. Beaver how this could be PD-20 on less than two acres.

DEL BEAVER stated that they may have to go to a PD-B. He recommended approval based on staff comments. He added that at preliminary stage, this should be presented as a PD-B because it is the appropriate zoning.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

FRANK SIMONETTI stated that he felt the density is too high.

VIRGINIA FLAGER concurred with Mr. Simonetti, but wondered whether alternatives might be worse. She added that she felt the left turn lane at 28 Road is useless without a turn arrow.

DEL BEAVER promised to discuss this with the city engineer to see if it might be corrected.

Closed public hearing.

SCHOENBECK/GRAHAM PASSED A MOTION, 4-2, TO RECOMMEND APPROVAL OF THE PLAN SUBJECT TO STAFF COMMENTS. FLAGER AND SIMONETTI CAST THE DISSENTING VOTES BECAUSE OF THE DENSITY; THEY APPROVED OF THE CONCEPT, HOWEVER.

9. #128-78 PETERSON MINOR SUBDIVISION - Final Plat

Petitioner: Mr. & Mrs. Lee Peterson. Location: Eastside of 27-1/2 Road on Orchard Mesa, approximately 500' south of Unaweeep. Proposed 3-lot subdivision in single-family zone on less than one acre.

Opened public hearing.

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

TOM LOGUE, representing the petitioner, stated that the street standards alluded to by Mr. Rish, had been approved after this petition had first been presented; however, he does not foresee any problems with compliance.

BILL MIKESELL commended the petitioner/representative on the fine location maps.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER recommended approval based on staff comments.

Closed public hearing.

FLAGER/SIMONETTI UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT BASED ON STAFF COMMENTS.

HEARING RECESSED AT 9:55 P.M., AND RECONVENED AT 10:00 P.M.

10. #129-78 6 & 50 WEST SUBDIVISION, Filing #3 - Preliminary Plan

Petitioner: Excalibur Enterprises. Location: Between Highway 6 & 50 and River Road, north of West Gunnison Avenue. Proposed Light Commercial Subdivision on 19.2 acres.

Opened public hearing.

DEL BEAVER introduced the item, located the area on the map, and read the review comments.

TOM LOGUE, representing the petitioner, made a presentation.

BILL MIKESELL objected to the street's being three blocks long; he stated he would rather see a north-south through street.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

DEL BEAVER recommended approval based on staff/review comments with the stipulation that City Council consider the same sidewalks and street sections as done on filings one and two. He was further concerned about the proposed barricades at Peach and Maldonado Streets being adequate.

Closed public hearing.

MIKESELL/FLAGER UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF COMMENTS AND WITH THE STIPULATION THAT SIDEWALKS AND STREET SECTIONS APPLY AS IN FILINGS ONE AND TWO.

11. #130-78 CONDITIONAL USE FOR DRIVE-UP WINDOW - Dusty's

Petitioner: TIFORP TEN. Locations: Northeast corner of North Avenue and 7th Street. Request for drive-up window for restaurant. Requires site plan approval.

Opened public hearing.

DEL BEAVER presented the request, located the area on the map, and read the review comments.

VIRGINIA FLAGER expressed her feeling that sidewalks should never be narrower than five feet (5').

SAM HAUPT, petitioner, offered to answer questions.

FLORENCE GRAHAM stated that she had no objection to the plan, except that there should be some barrier to keep cars from landing on the sidewalks.

Asked for proponents. (NONE)

Asked for opponents. (NONE)

Closed public hearing.

FLAGER/MIKESELL UNANIMOUSLY PASSED A MOTION TO RECOMMEND APPROVAL OF THE DRIVE-UP WINDOW SUBJECT TO THE FOLLOWING:



- 1) Staff/Review Comments
- 2) Correction of drive-way (widen)
- 3) Sidewalks on Seventh Street and North Avenue should be five feet wide (5', minimum width).
- 4) Curb at corner of Seventh and North should be extended to protect the pedestrians.

12. COUNTY ITEMS:

- 1) #C141-76 FORESIGHT PARK #2 - Final Plat

Petitioner: Colorado West Improvements, Inc. Location:  
Northeast corner of 25 Road and Patterson Road. Final  
Plat of a Planned Industrial Subdivision, 11.7 acres.

DEL BEAVER presented the above item as an information item; the  
Planning Commission discussed it.

HEARING ADJOURNED AT 10:45 P.M.