

GRAND JUNCTION PLANNING COMMISSION

MINUTES

February 27, 1979

The meeting for the month of February was called to order at 7:35 p.m. by Chairman Frank Simonetti. The following members were present: JANINE RIDER, JIM PICKENS, VIRGINIA FLAGER, BILL MIKESSELL, DALE SCHOENBECK and FLORENCE GRAHAM.

DEL BEAVER, Senior City Planner; DON WARNER, Planner Analyst; and KAREN MAHER, Stenographer, were also present. There were approximately 9 interested citizens in the audience.

SCHOENBECK/FLAGER/PASSED 6-0/A MOTION TO APPROVE THE MINUTES OF THE JANUARY 30, 1979 MEETING.

3. #11-79 CONDITIONAL USE

Petitioner: Gerald Brown. Location: Southwest corner of 27th Street and Grand Avenue. Request for Chiropractic office in R3 multi-family residential zone on .25 acres.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Frank Simonetti asked if the petitioner wished to make any additional statements, and Gerald Brown answered that he did not.

Del Beaver: This is an appropriate buffer use between the existing R3 residential and the C2 commercial.

Florence Graham indicated that she had visited the site and there was presently very little landscaping.

Del Beaver stated that 20 additional feet of right-of-way would be necessary in order to make a 100 foot net, since Grand Avenue is not presently a collector street. In the event Grand becomes a collector, Del Beaver stated that the 20 feet would be vacated back to the owner.

In response to a question from Florence Graham, Gerald Brown explained that the office would be located in the existing house on the premises, which would be remodeled.

RIDER/MIKESSELL/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO THE PETITIONER HAVING THE FINAL LANDSCAPE PLAN CHECKED BY THE PARKS DEPARTMENT PRIOR TO CITY COUNCIL REVIEW, AND SUBJECT TO THE PETITIONER DEDICATING AN ADDITIONAL 20 FEET OF RIGHT-OF-WAY.

4. #13-79 REZONE R2 (County) TO PD-12 (City) & PRELIMINARY DEVELOPMENT PLAN

Petitioner: Michael Benson. Location: South of Horizon Drive,

West of Lakeside. Development plan and rezoning request for area to be annexed from existing county single family/duplex residential uses at 3.5 units/acre to planned residential uses with a maximum of 12 units/acre on 6.7 acres.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Del Beaver: It is Staff's feeling that you should go ahead because it was advertised for the preliminary hearing. However, going down to the Design and Development discussion, we would recommend referral for your decision on this until we see the balance of the information necessary for a complete preliminary submittal to be made at your hearing at the end of March.

Michael Benson, the petitioner, stated that he would gather the additional necessary information for the March 27 meeting.

MIKESELL/PICKENS/PASSED 6-0/A MOTION TO REFER THE ITEM TO THE MARCH 27 MEETING.

5. #13-79 FINAL DEVELOPMENT PLAN-THE FALLS PHASE I

Petitioner: Robert Gerlofs. Location: South of Patterson Road between 28.25 and 28.5 Line. Development plan for planned residential uses to a maximum of 8 units/acre on 15.48 acres.

Frank Simonetti read the request and opened the public hearing. Jim Pickens asked to abstain from voting on the request and was excused from the hearing.

Del Beaver outlined the location of the parcel for the Planning Commission and pointed out the changes in the road layout and street widths in the revised plan. Del Beaver called attention to the Review Sheet comments.

Virginia Flager asked how the development would handle trash pick-up if their use of Grand Valley Trash were discontinued in the future, and whether the development roads could accommodate City sanitation trucks. Del Beaver responded that there should be no problem getting trash trucks in there. Janine Rider stated that individual trash cans would be more appropriate for this development than dumpsters.

Tom Logue of Paragon Engineering, representing the petitioner, suggested that a raised median be placed on Grand Cascade near Patterson Road to channelize traffic and permit a car to make a left-hand turn into Patterson Court while allowing traffic to approach and pass that car on the right, thus solving the traffic problem commented upon by the Police Department and the City Engineers. With respect to trash removal, Mr. Logue stated that the petitioner preferred contracting with a private hauler in order to better control times of pick-up, locations of pick-up, et cetera.

Tom Logue also stated that the property would be drained through

the use of several underground drain lines which feed into a pond, and that the pond water would be used for irrigation purposes. Sewer drainage, Mr. Logue added, would run toward 29 Road and into the Central Grand Valley Sanitation District. He noted that the lighting situation was being reviewed by the City Engineer. Tom Logue also indicated that a homeowners association is being formed and will be responsible for maintenance of irrigation systems, stream and pond areas and all open areas.

With respect to full street improvements on F Road, Mr. Logue stated that the developer desires to place a cash deposit with the City of Grand Junction for the completion of those improvements rather than a power of attorney. Tom Logue said that the pond to the south of the parcel is designed to handle water from a five-year storm and that any overtopping would be carried along the 28½ Road right-of-way to the Grand Valley Canal. Mr. Logue agreed to follow the recommendations of the Fire Department with regard to hydrant locations. As for the grade for 28½ Road, Mr. Logue stated that he would submit an amended plan to Ron Rish reflecting a lighter grade.

Virginia Flager expressed concern that a cash deposit placed at this time would prove insufficient to construct F Road at a future time, leaving the City to pick up the balance. Bob Gerlofs, the petitioner, stated that he would like to construct the road at this time, but did not have the exact specifications to do so. Of the two remaining alternatives, Mr. Gerlofs stated he prefers placing a cash deposit to obtaining powers of attorney.

Tom Logue stated that two four-by-twelve foot signs are being requested, and Don Warner noted that the signs would need approval by the Development Department before a permit could issue. Tom Logue also pointed out the locations of additional guest parking on the development plan.

Florence Graham recommended that the petitioner meet with Grand Valley Irrigation to work out any further problems concerning drainage.

Frank Simonetti asked for audience comments, and there were none. Frank Simonetti closed the public hearing.

Del Beaver: Staff recommends approval, subject to Staff and Review comments. I think the suggestion to have the City Council recommend that F Road be designed between 28 Road and 29 Road is a good one. I would suggest that the petitioner meet with the City Engineer to make that Patterson Court intersection acceptable for City Staff. When I look at this development, I see garbage can pick-up, too. I don't think it would be out of your jurisdiction to recommend that type of trash pick-up for this development and dispense with the trash containers if and when this should come into the City for trash pick-up.

Virginia Flager asked if the petitioner had any objection to the right-of-way requested by Ron Rish for 28½ Road. Tom Logue stated that the petitioner had no problems with that.

FLAGER/RIDER/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO ALL STAFF AND REVIEW COMMENTS, SUBJECT TO

WORKING OUT AN ARRANGEMENT FOR DRAINAGE WITH GRAND VALLEY IRRIGATION; RECOMMENDING THAT THE SITE IS NOT APPROPRIATE FOR THE USE OF TRASH CONTAINERS; RECOMMENDING THAT THE CITY ENGINEER DESIGN F ROAD BETWEEN 28 ROAD AND 29 ROAD; RECOMMENDING THE USE OF THE PROPOSED ALTERNATIVE FOR A MEDIAN ON GRAND CASCADE AT PATTERSON ROAD; AND SUBJECT TO APPROVAL OF THE SIGNS.

6. #17-79 REZONE R3 to PD-B & FINAL DEVELOPMENT PLAN

Petitioner: J. Ramsey, L. Gibson. Location: East of the alley East of 12th Street and South of Glenwood Avenue. Development plan and rezoning request from multi-family residential uses to planned business use for a parking lot on .4 acres.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Del Beaver: On the lighting, I suggest that the petitioner go to a more pedestrian-type light that would be more intense and toward ground level because this parcel abuts the residential area, rather than use 20- or 30-foot mercury vapor lamps. I remind you that this is consistent with the North Avenue policy statements that have been adopted as far as using Glenwood as an accessory street. The plan shows a well-landscaped facility.

Loran Dake, representing the petitioners, stated he is willing to work with the City agencies on lighting and landscaping, and that the parcel would have an asphalt parking lot which would drain to Glenwood.

Frank Simonetti asked for comments from the audience, and there were none. Frank Simonetti closed the public hearing.

In response to a question from Florence Graham, Del Beaver familiarized the Planning Commission with the exact location of the parcel in relation to the surrounding area.

RIDER/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO MAKING SURE DRAINAGE IS ADEQUATE, AND SUBJECT TO LIGHTING BEING AT PEDESTRIAN LEVEL SO AS TO NOT BOTHER NEIGHBORING RESIDENTIAL USES.

7. #14-79 GUNNISON AVENUE NORTH SUBDIVISION-PRELIMINARY PLAN

Petitioner: Wallace Corn. Location: Northwest corner of Gunnison Avenue and Melody Lane. Request for a two lot subdivision on 3 acres for industrial uses.

8. #15-79 GUNNISON AVENUE SOUTH SUBDIVISION-PRELIMINARY PLAN

Petitioner: Wallace Corn. Location: North of I-70 Business Loop, South of Gunnison Avenue and West of Melody Lane. Request for a 3 lot subdivision on 5.2 acres for industrial uses.

Frank Simonetti read the request and opened the public hearing.

Del Beaver: I would like to take the discussion of both items at once, and handle it in two motions.

Del Beaver outlined the location of the parcels for the Planning Commission.

Bill Mikesell asked what the current zoning is, and Del Beaver responded that the north parcel is Industrial 2 and the south parcel is Industrial 1, with Industrial 2 being more intense.

Del Beaver called attention to the Review Sheet comments.

Tom Logue of Paragon Engineering, representing the petitioner, stated that the majority of the site will remain in its existing use and state as it is today. Mr. Logue asked that the petitioner be given the flexibility to place fire hydrants where they will be most functional, leaving hydrant placement until building construction. With respect to road standards and rights-of-way for Gunnison and Melody, Tom Logue stated that the petitioner would sit down with the engineering staff prior to final plat approval to work that out. In addition, Mr. Logue stated that the petitioner would meet with the gas and electric company to establish necessary easements.

In answer to a question from Florence Graham, Tom Logue explained that the petitioner would have to work with the engineering department to insure there would be no jog in the right-of-way on Melody. Tom Logue outlined the access to the subject property on a diagram.

Tom Logue: As to the timing of the improvements on Gunnison Avenue, we would like to address the actual construction on Gunnison at final platting. There isn't a real need for an improved road to serve this development.

Del Beaver: The assessor's map indicates the entire Melody construction should be taken off this property, and we are talking about 66 feet. That is not precisely correct. The most that should be provided from this property would be either 36 feet or 33 feet for a half right-of-way, and then pick up an additional 33 feet from the other side. That can be straightened out by the time we go to final. As far as the frontage road situation, Staff doesn't feel any need to have other than the power of attorney for that frontage road agreement at this time. The same is true of Gunnison Avenue.

Frank Simonetti asked for audience comments, and there were none. Frank Simonetti closed the public hearing.

FLAGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL OF THE NORTH SUBDIVISION TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO ADDITIONAL RIGHT-OF-WAY ALONG MELODY, SUBJECT TO ACQUIRING POWER OF ATTORNEY FOR RIGHT-OF-WAY FOR GUNNISON AND MELODY, AND SUBJECT TO SPECIFICALLY ADDRESSING DRAINAGE.

FLAGER/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL OF THE SOUTH SUBDIVISION TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO ACQUIRING POWER OF ATTORNEY FOR RIGHT-OF-WAY FOR GUNNISON AND A FRONTAGE ROAD, AND SUBJECT TO SPECIFICALLY ADDRESSING DRAINAGE.

9. #129-78 6 & 50 WEST SUBDIVISION FILING #3 - FINAL PLAT
Petitioner: Excaliber Ent. Location: South of Marsales Service,

West of Highway 50 to Crosby Avenue. Request for a 46 lot subdivision on 18.1 acres for commercial uses.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission.

Del Beaver: We had a meeting with the Colorado Department of Highways and they are proposing better access into this area and it would necessitate the petitioner dedicating additional pieces of the proposed subdivision for access.

Del Beaver outlined the Colorado Department of Highways proposal for the Planning Commission.

In response to a question from Florence Graham, Loran Dake, representing the petitioner, stated that Peach Street is planned to be closed in the near future. Del Beaver stated that the petitioner will be requested to put a frontage road in and after the petitioner puts in the gravel base, Colorado Department of Highways will come in and pave it. Del Beaver called attention to the Review Sheet comments.

Del Beaver: The petitioner should get together with the utilities engineer to answer their questions. The only other issue left standing is whether the Colorado Department of Highways proposition should be looked at more seriously.

Frank Simonetti asked how Crosby would be improved, and Del Beaver answered that the City and County would have to take some of the burden on to themselves to make the improvements for everyone's well-being.

In response to questions from Loran Dake, Del Beaver stated that the Colorado Department of Highways would meet with the interested parties to establish agreements with respect to crossings and signalization. Loran Dake stated the first time he had seen the Colorado Department of Highways proposal for access was late that afternoon.

Janine Rider: I think we should recommend to the City Council that their decision, if it is in favor, not be valid until the barricades are up.

Del Beaver: You can hold the plat for recording until the barricades on Maldonado and Peach are in.

Loran Dake: We are agreeable to that.

Frank Simonetti asked for comments from the audience. There were none. Frank Simonetti closed the public hearing.

Florence Graham made a motion to withhold approval until the barricades are in, and the motion died for lack of a second.

FLAGER/SCHOENBECK/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO THE RIGHT-OF-WAY BEING PROVIDED, AND CONTINGENT UPON THE BARRICADES BEING ERECTED BEFORE RECORDING OF THE PLAT.

10. #18-79 CONDITIONAL USE

Petitioner: Larry & Patricia Knight. Location: 530 28.75 Road. Request for a day care facility on .9 acres in an R1C single family residential zone.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Frank Simonetti: What is the status of Elm Street?

Del Beaver: It is in the hold category because the Little League could not come up with the money to participate in the street improvement district. Elm Street will not go through; it will dead-end at Melody.

Pat Knight, the petitioner, indicated that her facility is the only day care center available, presently serving 75 people with plans to serve more. Mrs. Knight described the roads in front of her house as mudholes. Pat Knight explained that the subject property would be used as a summer day camp, with the possibility of future use for day care. In answer to questions from Planning Commission members, Patricia Knight stated that the property would not be fenced for day camp use, but if she expanded the use to day care during the school year the whole property would be fenced.

Del Beaver stated that an additional 8 feet of right-of-way along 28 3/4 Road is necessary, and that if Elm Street is improved the petitioner would have to make other provisions for parking, and Pat Knight stated that would be no problem. Del Beaver also pointed out that powers of attorney would be required for Elm Street and 28 3/4 Road for future improvements such as sidewalks.

Frank Simonetti asked for comments from the audience. Dale Martin, 2868 Elm Avenue, expressed his desire that the subject property retain its residential character. Mr. Martin also stated that Elm is in bad shape and in need of improvement.

Del Beaver: Staff would recommend that the petitioner retain the existing structure and all landscaping as it exists. Staff is quite concerned that this does not have the appearance of Day Care International with all-steel buildings. Staff doesn't see any compelling reason why the use should not be granted, but it is imperative that the area remain residential in character.

Pat Knight: What if in the future we want to add something?

Del Beaver: As long as it is architecturally compatible, there is probably no problem.

Frank Simonetti closed the public hearing.

RIDER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO THE EXISTING STRUCTURE BEING USED FOR THE FACILITY AND THAT ANY FUTURE ADDITIONS BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING STRUCTURE SO THAT THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD WILL BE RETAINED, AND SUBJECT TO POWER OF ATTORNEY AND ADDITIONAL 8-FOOT RIGHT-OF-WAY FOR 28 3/4 ROAD, AND SUBJECT TO POWER OF ATTORNEY FOR FULL HALF STREET IMPROVEMENTS ON ELM AVENUE.

11. #20-79 CONDITIONAL USE

Petitioner: O.F. & M. Christianson. Location: East of 12th Street and 100' South of Bunting Avenue. Request for 3.2 beer license on .32 acres in commercial zone.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Virginia Flager: If I read that diagram correctly, that entire parking lot, the access and exits are all to 12th Street and that bothers me. Since the neighborhood has changed from single family home ownership and is in a transitional state to multiple family rental units, it seems that the use of the alley should be explored to make the entrance on 12th Street and then exit through the alley on to Bunting. This might be a good time to remove that fence and alleviate the problems of traffic trying to get out of there.

Jim Pickens stated that the 12th Street curb cut is narrow and would make ingress and egress at that point difficult. Keith Mumby, attorney for the petitioner, stated that two narrow curb cuts presently exist, but the petitioner would move them to the center and make one wide curb cut. Mr. Mumby also indicated that the petitioner would welcome a recommendation to open the alleyway.

Florence Graham stated that the present fence is an eyesore, and Virginia Flager noted that that fence had been installed at the request of one neighbor who had problems with the neighborhood children.

Janine Rider: If we recommend opening the alley and the petitioner goes to the City Council and finds that same neighbor there, the petitioner might suggest helping to pay for the fence to be put on the other side of the alley.

Keith Mumby outlined the proposed use of the property for the Planning Commission. Frank Simonetti recommended directionalizing exiting alley traffic to the left and on to Bunting.

Bill Mikesell asked if the number of parking stalls meet the parking requirement, and Del Beaver responded that they do and with the proposed additional night parking donated by the laundry, the number exceeds the requirement.

Del Beaver: Staff recommends approval and would strongly suggest that you consider the suggestion on opening up of the alley and either moving the fence or totally removing the fence, along with directionalizing traffic into the alley for better circulation. I think a 3.2 beer establishment is quite appropriate for this area.

Frank Simonetti asked for audience comments, and there were none. Frank Simonetti closed the public hearing.

SCHOENBECK/MIKESELL/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO DIRECTIONALIZING ALLEY TRAFFIC TO TURN LEFT TO GO TO BUNTING,

SUBJECT TO A POWER OF ATTORNEY TO PAVE THE ALLEY, AND RECOMMENDING THAT THE FENCE BE REMOVED OR PLACED ON THE OTHER SIDE OF THE ALLEY, IF NECESSARY.

12. #67-78 FINAL DEVELOPMENT PLAN-ORCHARD MESA BOWL

Petitioner: C & W Investments. Location: 295 27 Road. Development plan for planned business uses. Addition to existing bowling alley.

Frank Simonetti read the request and opened the public hearing. Del Beaver outlined the location of the parcel for the Planning Commission and called attention to the Review Sheet comments.

Florence Graham: How can we as a Planning Commission be requested to act upon a final development plan for a building which is, in effect, already in existence? I'm sure this was done in good faith, but I see absolutely no provision in the zoning or development ordinance for this type of situation. This negates the very reason for the existence of this commission and opens the door for further situations of this type. I suggest that the matter be left in the hands of the Grand Junction City Council.

Don Warner: The City attorney has explained that this is one application he okayed because of a strange situation. It would never happen again, but it still has to go through the process. The building was okayed. You are looking at parking and landscaping.

Del Beaver: The petitioners originally came in thinking they could go ahead and construct because they had a commercial zone. When Orchard Mesa was annexed, this was annexed as Planned Development without consulting the owner of the land.

Del Beaver and Don Warner outlined the history of the request for the Planning Commission. Del Beaver indicated that the petitioner has a letter from Dixson, Inc. indicating joint use of parking in order to comply with parking requirements.

Frank Simonetti asked for comments from the audience, and there were none. Keith Mumby, attorney for the petitioner, stated that he had no further statements to make.

Jim Pickens stated that he had been past the subject property on a Sunday when there were no tournaments scheduled and the parking lot was full. Jim Pickens suggested that the bowling alley find additional parking somewhere.

Frank Simonetti closed the public hearing.

Del Beaver: I strongly suggest that you reference the commitments and agreements made at the preliminary stage in the motion.

FLAGER/RIDER/PASSED 5-1 (MIKESELL VOTING AGAINST)/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, AND SUBJECT TO THE SHARED PARKING COMMITMENT AS EVIDENCED BY A LETTER FROM DIXSON, INC.

Bill Mikesell: I opposed that motion on the basis that there is not enough parking.

PLAGER/RIDER/PASSED 6-0/A MOTION TO RECOMMEND THAT THE PLANNING STAFF LOOK AT PARKING REQUIREMENTS FOR RECREATIONAL FACILITIES AND DETERMINE IF THEY ARE ADEQUATE OR IF THEY SHOULD BE INCREASED.

The meeting for the month of February was adjourned at 10:40 p.m.