

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

March 25, 1980

The first meeting of the month of March was called to order at 7:30 p.m. by Chairman JIM PICKENS. The following members were present: FLORENCE GRAHAM, VIRGINIA FLAGER, FRANK SIMONETTI and JANINE RIDER.

KARL METZNER, Assistant Planning Director; DIANE SMUCNY, Design & Development Planner; SUE DRISSEL, Planning Staff, DON WARNER, Planning Analyst, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately thirty-five interested citizens in the audience.

SIMONETTI/GRAHAM PASSED 4-0 A MOTION TO APPROVE THE MINUTES OF THE JANUARY 29, 1980 MEETING.

KARL METZNER announced that item five on the agenda would be the first item of business to be heard.

#19-80 REZONE R1B TO PR-7.6 & FRUITRIDGE TOWNHOMES -
PRELIMINARY PLAN

Petitioner: Walter Waymeyer. Location: South of Patterson Road, approximately 800' East of First Street. Request to change from single family residential use at approximately 4.8 units/acre to planned residential use at approximately 7.6 units/acre on 3.3 acres.

- a. Consideration of zone.
- b. Consideration of preliminary plan.

JIM PICKENS read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the proposed plan for development of Fruitridge Townhomes, stating that development was anticipated over a two to three year period, dependent upon growth of the community and housing needs.

DIANE SMUCNY outlined the Review Sheet Comments to the Commission, and presented the Staff recommendation on the proposal.

WALLY TORFIN: I would like to know what use is proposed for irrigation water which is available for this plan?

TOM LOGUE: The irrigation water will be utilized to irrigate all the open areas shown on the plan. The plan will necessitate rerouting of some of the ditches and it is the developer's intent to reroute them in a water tight conveyance, more than likely a pipe system.

KEITH MUMBY appeared on behalf of the Petitioners objecting to the proposal and outlined the reasons for presentation of the petition from this group.

KATE DENNING appeared as an adjacent property owner and on behalf of adjoining property owners. MRS. DENNING voiced objection to the proposal, stating she felt the increase in density will be incompatible with the abutting R1A and R1B subdivisions.

TOM LOGUE responded with an outline of proposed building heights and stated if the surrounding property owners objected to the use of the irrigation water the developer would be willing to utilize domestic water for irrigation of the open space.

BOB DENNING commented on the proposed improvement of Patterson Road and the time table therefor.

TOM LOGUE responded that in all likelihood the development of Patterson Road would correspond with development of the project.

JIM PICKENS closed the public hearing.

RIDER/FLAGER PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE CHANGE OF ZONE FROM R1B TO PR-7.6, BASED ON THE OBJECTIONS OF THE NEIGHBORS OF THE ADJACENT PROPERTIES.

JANINE RIDER: I might suggest to the developer that he can come in at or closer to the standard R1B density for the neighborhood, because certainly development of some sort is probably good in that area.

FRANK SIMONETTI: I just want to add a note. According to the old book, which hasn't been replaced by the rewrite, twenty percent of the adjacent property owners, which means that the City Council, in order to approve this, will have to vote six to one, if they want to approve it.

#17-80 REZONE R1C TO PR-20 & OUTLINE DEVELOPMENT PLAN

Petitioner: W. B. Swisher. Location: 2304 North 17th Street. Request to change from single family residential use at approximately 7 units/acre to planned residential use at approximately 20 units/acre on 2.5 acres.

- a. Consideration of zone.
- b. Consideration of outline development plan.

JIM PICKENS read the request and opened the public hearing.

W. B. SWISHER appeared as the Petitioner and outlined the proposed development plan.

DIANE SMUCNY outlined the Review Sheet Comments to the Commission, and presented the Staff Recommendation on the proposal.

FLORENCE GRAHAM: That 17th Street bridge, when I drove out there doesn't seem a good place to have a cul de sac right now.

MR. SWISHER: There will be no cul de sac on 17th street.

FLORENCE GRAHAM: Did that letter you have address itself to the drainage problem?

MR. SWISHER: Right at the present time I have a contract with them.

KARL METZNER: That high water table is most likely due to seepage from the canal, so if they put tile in there to intercept that seepage it should eliminate that along the canal.

JIM PICKENS closed the public hearing.

JANINE RIDER: My feeling is that that's not a bad place for a higher density development on the west end there, but the east end shouldn't be a part of it. It should be left as a single family house or something.

SIMONETTI/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REZONING RIC TO PR-20, SUBJECT TO STAFF RECOMMENDATIONS, ESPECIALLY THE RIGHT OF WAY, AND CONDITIONED TO THE DENSITY BEING DETERMINED BY THE QUALITY OF THE PRELIMINARY PLAN.

SIMONETTI/FLAGER PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL ACCEPTANCE OF THE OUTLINE DEVELOPMENT PLAN AS A PLAN CONCEPT ONLY, WITH NO REFERENCE TO A SPECIFIC DENSITY.

#18-80 REZONE RIC TO PR & HERITAGE SQUARE SUBDIVISION -
OUTLINE DEVELOPMENT PLAN

Petitioner: Patricia Knight. Location: Northeast corner of 28.75 Road and Elm Avenue. Request to change from single family residential use at approximately 7 units/acre to planned residential use on .89 acres, designed for 11 units.

- a. Consideration of zone.
- b. Consideration of outline development plan.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the proposed development.

JANINE RIDER: It's a good idea, I think, to try to get a market that is not being addressed very much, but how did you determine that you can get single parents, or whatever, to move into that area?

DEL BEAVER: It was a desire on the part of the Petitioner, who realized a definite need in this area, but there is no specific method to attract that market.

JANINE RIDER: If it should turn out that way, there will be a lot of kids. If there are a lot of kids, it doesn't seem to me like there's any space big enough for them to play in, because obviously the facility next door will still be a private facility and there's no saying any of these children would have any access to that.

DEL BEAVER: Yes. That was our intent, to work out an agreement with Kinder Haus, to provide an off hours play facility there.

DIANE SMUCNY outlined the Review Sheet Comments and presented the Staff Recommendations.

JIM PICKENS closed the public hearing.

FLAGER/RIDER PASSED 3-1 (SIMONETTI AGAINST) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS PROJECT, SUBJECT TO THE CONDITIONS OF THE STAFF RECOMMENDATIONS AND THE DENSITY TO BE DECIDED BY THE QUALITY OF THE PRELIMINARY PLAN.

#41-79 CONDITIONAL USE AMENDMENT - HOOVER OFFICE BUILDING

Petitioner: Robert Burgeson. Location: 2107 North 12th.

JIM PICKENS read the request and opened the public hearing.

BILL HOOVER appeared for the Petitioner and requested the modification of the building from 1500 square feet to 2100 square feet.

KARL METZNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE AMENDMENT TO THE CONDITIONAL USE, SUBJECT TO STAFF RECOMMENDATIONS.

#13-80 CONDITIONAL USE - TRANSACTION BANK

Petitioner: Mesa County Society for Crippled Children and Adults. Location: 1100 Patterson. Request for a transaction bank owned by United States Bank of Grand Junction.

JIM PICKENS read the request and opened the public hearing.

J. D. SNODGRASS appeared as counsel for Hilltop House, a corporation, formerly entitled Mesa County Society for Crippled Children and Adults, and also as counsel for the United States Bank, the Petitioner in this request.

MR. SNODGRASS outlined the proposal for the transaction bank and the improvements to be made to the parking facilities of Hilltop House.

MR. SNODGRASS: The property is proposed to be leased by the United States Bank from Hilltop on a relatively short term basis.

FLORENCE GRAHAM: How long is your term?

MR. SNODGRASS: The actual term is ten years. The initial base term will be approximately three years, with one year renewal terms thereafter, for the ten year period.

DENNIS STAHL appeared as the Executive Director of Hilltop House and concurred with the presentation of J. D. SNODGRASS.

DIANE SMUCNY: I would like to make a comment. In one of our conferences I asked a similar question, what the crime rate was across country, from a representative of the United States Bank. The only state with any occurrence of any kind was New York. They are used all over the country.

FLORENCE GRAHAM: Crime or no crime, I think this is incompatible with a rehabilitation and nursing care center. That's my own feeling, because I feel that it does not belong with the increased traffic impact between 12th and Patterson, and like I said, in that particular area alone, from a humanitarian standpoint.

J. D. SNODGRASS responded to some of the points of concern of the Commission, outlining the hours of heaviest usage of the facility.

FLORENCE GRAHAM: Will the increased revenue -- be enough to offset the problems which will be created?

J. D. SNODGRASS: That's a loaded question, since we don't agree that there will be any problems that are going to be created.

FLORENCE GRAHAM: I meant it to be.

J. D. SNODGRASS: But I will answer it in that general sense we do not anticipate that there are any problems. We feel the revenues we will get will only enhance what we are trying to do.

JIM PICKENS: May I ask a question? If we were in mind to recommend this to Council, would you also be in agreement to putting in an abundance of lighting, not only directly on this particular unit, but in the parking area itself?

RON JENKINS appeared for the United States Bank and outlined the use of lighting as shown on the site plan.

RON JENKINS: So there will be adequate lighting; there will be a great deal of lighting, both along F Road, as well as back north into the parking area itself.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff recommendations.

MARVIN MOELLER appeared for the United States Bank and outlined the communication and alarm devices for the proposed transaction bank.

EARL JENSEN appeared as a developer in the adjacent area and requested approval of the request.

JIM PICKENS closed the public hearing.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE REQUEST, CONSIDERING THE SAFETY OF THE PUBLIC, THE INCREASED TRAFFIC, THE IMMEDIATE AVAILABILITY OF ALTERNATE SOURCES AND ALTERNATE AREAS THAT ARE MORE SUITABLE FOR THE COMMERCIAL ASPECT OF THE TRANSACTION BANK RATHER THAN IN RELATIONSHIP TO A NURSING AND CUSTODIAL REHABILITATION CENTER.

VIRGINIA FLAGER: To me, these uses are incompatible, irregardless of the financial gain to the Institution that is proposing this. This is what this Commission is all about.

JANINE RIDER: I can appreciate what Mr. Jensen just said, and I think it's a real big problem in trying to make a decision. They should know what they are talking about at Hilltop House. On the other hand, I think it's a question of what is for the good of the community, and looking beyond a short term financial benefit, which is certainly very important to Hilltop House right now, and my gut feeling is these things are absolutely incompatible and in the long term would not prove successful for either body.

#14-80 CONDITIONAL USE

Petitioner: Viola Crone. Location: 804 Grand Avenue.
Request for an office on .25 acres in a multi-family residential zone.

JIM PICKENS read the request and opened the public hearing.

KEN HUNT, Dillon & Hunt, Architects, appeared for the Petitioner and outlined the request for conditional use.

DIANE SMUCNY outlined the Review Sheet Comments and presented the Staff recommendations.

JIM PICKENS closed the public hearing.

JANINE RIDER: I have one comment I want to put in the minutes as a consideration for later, along with looking at this whole area, and what a profusion of offices might do to it. There is also great damage, in my mind, as to what an office does to a corner location like this, as opposed to the middle block location on a street like Grand.

RIDER/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE, SUBJECT TO STAFF RECOMMENDATIONS.

#16-80 CONDITIONAL USE - LIQUOR LICENSE

Petitioner: Richard and Helen Little. Location: 541 Main Street. Request for liquor license for the Sandwich Factory.

JIM PICKENS read the request and opened the public hearing.

DICK LITTLE appeared for the Petitioners and outlined the request for liquor license at the Sandwich Factory.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

GRAHAM/FLAGER PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST, SUBJECT TO STAFF RECOMMENDATIONS AND THE REQUIREMENTS OF THE GRAND JUNCTION FIRE DEPARTMENT.

#15-80 BULK DEVELOPMENT - BOOKCLIFF TOWNHOMES

Petitioner: R. D. Emrich. Location: 1047 Bookcliff Avenue. Contains 1.21 acres in a multi-family residential zone.

JIM PICKENS read the request and opened the public hearing.

BOB EMRICH appeared for the Petitioner and outlined the proposed development.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/SIMONETTI PASSED 4-0 A MOTION TO TABLE THE DECISION ON THIS DEVELOPMENT UNTIL SOME OF THE PROBLEMS ARE RESOLVED BY THE PETITIONER CONCERNING NECESSARY RIGHT OF WAYS ON BOOKCLIFF AND NEGATIVE REVIEW SHEET COMMENTS.

#16-79 CROWN HEIGHTS SUBDIVISION - REQUEST FOR TIME EXTENSION FOR FINAL PLAT SUBMITTAL

Petitioner: Crown Heights Development. Location: Southeast corner of 27.5 and G Roads.

JIM PICKENS read the request and opened the public hearing.

KARL METZNER stated the Staff had been in contact with the individuals and they indicated they are proceeding with the development in the ground work, the financing and so Staff had no problems with granting of the extension.

JIM PICKENS closed the public hearing.

SIMONETTI/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE TIME EXTENSION TO JULY, 1980 AS REQUESTED.

#89-79 ROAD AND SUBDIVISION VACATION FOR GOLDEN COURT & PRELIMINARY PLAN FOR VILLAGE FAIR SUBDIVISION

Petitioner: Earl Jensen. Location: Southwest corner of 12th and Patterson. Request to vacate Golden Court Street and Subdivision to facilitate the development of a shopping park; and preliminary plan on 4.5 acres in a planned business zone.

- a. Consideration of road and subdivision vacation.
- b. Consideration of preliminary plan.

JIM PICKENS read the request and opened the public hearing.

EARL JENSEN appeared for the Petitioner and LOREN DAKE presented an outline of the proposed development and request for vacation.

DIANE SMUCNY outlined the Review Sheet Comments and gave the Staff Recommendations.

DIANE SMUCNY: Why don't you mention what the proposed uses are?

LOREN DAKE: Certainly. We anticipate at this point a financial institution in this space, the possibilities of a free standing restaurant in this space, commercial, basically retail and basically retail along here.

JIM PICKENS: Is there going to be any night use of any of the buildings? You mentioned maybe a restaurant. What I am thinking of is lighting at night. Will it be addressed?

LOREN DAKE: Other than the normal retail hours, and the restaurant usage, there would be no late night activity. Obviously, the parking lot will be lit for safety and common sense type purposes.

JIM PICKENS closed the public hearing.

SIMONETTI/RIDER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ROAD AND SUBDIVISION VACATION.

SIMONETTI/RIDER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY PLAN, SUBJECT TO THE REVIEW SHEET COMMENTS AND STAFF RECOMMENDATIONS.

#51-79 EASTGATE PLAZA SUBDIVISION FILING #1 - AMENDED FINAL PLAN & PLAT

Petitioner: Real Estate Investments. Location: Southwest corner of Elm Avenue and 28.25 Roads. Contains 6.42 acres designed for 235 units in a planned residential zone.

- a. Consideration of final plan.
- b. Consideration of final plat.

JIM PICKENS read the request and opened the public hearing.

Petitioner or their representative did not appear.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO REFER THIS REQUEST TO THE NEXT MEETING.

#2-80 CROSSROADS COLORADO WEST FILING #2 - FINAL PLAT

Petitioner: Planners & Developers Ltd. Location: East of 27 Road, North of I-70. Contains 27.57 acres in a planned residential and highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the proposed development and final plat.

KARL METZNER outlined the Review Sheet Comments and gave the Staff Recommendations.

TOM LOGUE stated he had no problem with complying with the Review Sheet Comments.

JIM PICKENS closed the public hearing.

FLAGER/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT, SUBJECT TO REVIEW SHEET COMMENTS AND THE DEVELOPER WORKING OUT THE STAFF RECOMMENDATIONS.

#94-78 WINTERS AVENUE INDUSTRIAL PARK - FINAL PLAT

Petitioner: Richard Sparkman. Location: South of Winters Avenue at 10th Street. Contains 20.34 acres in a heavy industrial zone.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the proposed development and Final Plat.

DIANE SMUCNY outlined the Review Sheet Comments and presented the Staff Recommendations.

JANINE RIDER: When the Transportation Engineer wrote his recommendations, did they realize that Kimball was going to be going all the way through to 9th?

DIANE SMUCNY: I am not aware of it.

DEL BEAVER: By the way, we are willing to stipulate to all the rest of it, the utilities, fire, Power of Attorney, and all of that.

JIM PICKENS closed the public hearing.

GRAHAM/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLAN, SUBJECT TO STAFF RECOMMENDATIONS AND IN THE EVENT THE CITY ENGINEER IS INSISTENT THAT TENTH STREET GO THROUGH, THAT THE PROBLEM BE RESOLVED BETWEEN THE DEVELOPER AND THE CITY ENGINEER.

DON WARNER: I think you and the Developer should work with the City Engineer between now and Council time to see if they can work out a deal and then take it to the Council and get the approval one way or the other.

DEL BEAVER: That's fine.

#30-79 WEST GRAND SUBDIVISION (MINOR) - FINAL PLAT

Petitioner: Norman & Howard Reid. Location: Southeast corner of West Grand Avenue and Hoesch Street. Contains 1.25 acres designed for 2 lots in a light industrial zone.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the Petitioner and outlined the proposal and the Final Plat.

KARL METZNER outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

RIDER/FLAGER PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SUBDIVISION, SUBJECT TO THE STAFF RECOMMENDATIONS, MAKING CERTAIN THAT THE POSTS ARE TAKEN OUT, THAT ALL REQUIREMENTS ARE SATISFIED BEFORE THE CITY COUNCIL MEETING.

The first meeting of the month of March, 1980, was adjourned at 11 p.m.

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