

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

June 24, 1980

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

KARL METZNER, Assistant Planning Director; BOB BRIGHT, Sr. City Planner, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately fifteen interested citizens in the audience.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO APPROVE THE MINUTES OF THE MEETING OF MAY 27, 1980.

KARL METZNER advised there was an additional discussion item to be added to the Agenda, being the access restriction for Lot 1, Horizon 7 Subdivision.

DALE SCHOENBECK joined the meeting at this point.

#29-80 DEVELOPMENT IN H. O. AND EASEMENT VACATION - NORTH SIDE PARK

Petitioner: J & J Enterprises.  
Location: 707 Horizon Drive.

Contains 1.8 acres in a highway-oriented zone.

- a. Consideration of easement vacation.
- b. Consideration of revised development plan.

JIM PICKENS read the request and opened the public hearing.

LOWELL LESTER, of Gingery Associates, appeared on behalf of the Petitioner and outlined the proposed easement vacation and development.

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

JIM PICKENS closed the public hearing.

SIMONETTI/RIDER PASSED 6-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FIFTEEN FOOT DRAINAGE EASEMENT VACATION BETWEEN LOTS 2 AND 3 AND TO REDUCE THE 40 FOOT EASEMENT AT THE REAR OF LOTS 2, 3 AND 4 to 25 FEET, SUBJECT TO ANY CORRECTIONS BY THE CITY ENGINEER, AND SUBJECT TO APPROVAL OF THE FLOOD STUDY.

SIMONETTI/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REVISED DEVELOPMENT PLAN FOR J & J ENTERPRISES.

#36-80 REZONE R1B TO R3

Petitioner: Mesa College.  
Location: 1040 Bunting.

A request to change from single-family residential use, at approximately 4.8 units/acre, to multi-family residential use, at approximately 50 units/acre on .21 acres.

JIM PICKENS read the request and opened the public hearing.

JIM PICKENS: At our fact finding session, we determined we would like to open it up for new items we did not hear at the May 27th meeting. We would appreciate it very much if you would retain your comments to facts or discussion items that we did not hear during the May 27th meeting, if at all possible, so with that, we will open it up for new information, please.

CONNI McDONOUGH appeared for the Petitioner and presented three items of information not previously presented. The first item was a letter from Mr. Rosello, Vice President of Business and Finance for Mesa College, stating that the College would undertake painting and proper maintenance of the exterior of residential structures adjacent to the College. JO DORRIS prepared a letter outlining the College's proposal and presented it to the neighbors in the area and those citizens signing the Petition. CONNI McDONOUGH advised that MARY JONES wished to have a neutral position in regard to this request.

JIM PICKENS closed the public hearing.

VIRGINIA FLAGER: There are two basic philosophies that I feel should be addressed in this meeting. Number one, previous Commissions submitted themselves to the aiding and abetting of the expansion of Mesa College in an orderly fashion. We reviewed and accepted a Master Plan. This is not within the Master Plan, and the question that Conni raised is the proper use of the facility in the interim period between academic use and the actual residential use of this facility?

DR. JO DORRIS responded to the concerns of the Commission and stated that the prospective tenants of the fraternity house had been advised of these concerns and had discussed the matter with the neighbors in the area.

FLORENCE GRAHAM: May I address a direct question? Am I not correct in my interpretation of what the College said was to take place, that they would acquire the land a parcel at a time --

DR. JO DORRIS: Yes. That's correct.

FLORENCE GRAHAM: And then when they had enough land, they would extend it to the academic area?

DR. JO DORRIS: Right. That's correct.

CONNI McDONOUGH: That's in the Plan.

REBECCA FRANK: My question is, is the College acquiring, in the Master Plan, the area designated for housing? Are you acquiring houses in that area, as well as the area that is designated for academics?

DR. JO DORRIS: No, we are not. And at the present time our plan is that we will probably utilize property in the internal campus without acquiring other property.

FRANK SIMONETTI: I just have one question: There was no opposition. Did they just fail to show, or didn't want to show, or want their Petition --

DALE SCHOENBECK: Karl, all the opposition was notified, as far as another --

KARL METZNER: Yes. All their evidence still stands.

SIMONETTI/FRANK PASSED 4-1 (GRAHAM AGAINST, RIDER AND FLAGER ABSTAINING) TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE REZONE REQUEST, BASED ON THE OPPOSITION IN THE AREA AND IT DOES NOT FIT THE COLLEGE MASTER PLAN.

JIM PICKENS: The request, for the time being, has been turned down by the Commission. You do, of course, have the option of taking this to City Council.

#40-80 ZONING OF A PART OF THE GONZO ANNEXATION - COUNTY R2 TO CITY R1A

Petitioner: Department Staff.

Location: West side of 12th Street from North side of St. Nicholas Church land to North side of Unity Church land.

JIM PICKENS read the request and opened the public hearing.

KARL METZNER outlined the proposed zoning from County R2 to City R1A.

WILMA AVERY appeared and asked for clarification of annexation and zoning in the area, including her property. WILMA AVERY advised the Commission that she had received no notice of annexation to the City.

JANINE RIDER: Why don't you check on this, Karl, and find out just what the procedure is. It seems to me people should be at least told they are being annexed.

RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ZONING OF PART OF THE GONZO ANNEXATION, COUNTY R2 TO CITY R1A.

#43-80 CONDITIONAL USE - BUSINESS OFFICES

Petitioner: Gene H. and Phyllis George.  
Location: 1039 and 1045 Grand Avenue.

A request for office uses on 2 lots in a multi-family zone.

JIM PICKENS read the request and opened the public hearing.

CONNI McDONOUGH appeared for the Petitioner and outlined the proposed conditional use for business offices.

VIRGINIA FLAGER: Karl, I have one concern and I know the Council has done this in a couple of instances. I think the property could be very well utilized in the manner it is presented. What concerns me is the stacking tendencies of the traffic on the right hand lane of Grand, going east, if somebody is trying to get into this driveway, or trying to get out of that driveway during peak periods.

KARL METZNER: I wish I could give you an answer.

JIM PICKENS closed the public hearing.

REBECCA FRANK: I sure like the concept of the pilot program that they have agreed to in participating, if we should allow them to participate, and I like the concept of business and living units.

CONNI McDONOUGH: Jim, in response to the question about the neighborhood, I failed to tell you that the Petitioner sent a letter of explanation to all the adjacent neighbors, so they were double notified.

RIDER/SIMONETTI PASSED 4-3 (FLAGER, FRANK AND GRAHAM AGAINST) A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE CONDITIONAL USE AT 1045 AND 1039 GRAND AVENUE, FOR THE FOLLOWING REASONS: THE LACK OF ESTABLISHMENT OF POLICIES WHICH ASSURE THAT WE WANT TO CONTINUE A CONDITIONAL USE BUSINESS ALL ALONG GRAND AVENUE; OUR CONCERN FOR THE PROXIMITY OF DOWNTOWN AND IT'S GROWTH, AND TRAFFIC AND CONDITION OF GRAND AVENUE; THE FACT THAT WE HAVE RECENTLY TURNED DOWN A PROPOSAL FOR CONDITIONAL USE FOR SIMILAR REASONS RIGHT NEXT DOOR TO THE REQUEST.

JIM PICKENS: So this project, for the time being, has been denied. Again, you have the option of presenting this to the City Council.

#42-80 CONDITIONAL USE - MEDICAL CLINIC

Petitioner: Dr. Gordon Munro, Glen Kempers, George Shanks.  
Location: 1001 Wellington Avenue.

A request for an office on .81 acres in a multi-family residential zone.

JIM PICKENS read the request and opened the public hearing.

FRANK WAGNER, of Erickson Engineering, appeared for the Petitioner and outlined the request for conditional use for a medical clinic.

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

JIM PICKENS: Frank, do you have any comments concerning Staff Review Comments?

FRANK WAGNER: No. I don't have any objection to them. I think a bike rack, we should have had in there.

The Commission Members discussed the necessity of having an open rear access to the Clinic and the possibility of creation of traffic problems and hazards from patients becoming aware of this access and using it instead of the main entrance to the parking area.

JIM PICKENS closed the public hearing.

RIDER/SCHOENBECK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE CONDITIONAL USE FOR A MEDICAL CLINIC, SUBJECT TO STAFF COMMENTS, THE ADDITION OF BIKE RACKS ON THE PREMISES, AND ALLOWING THE REAR ACCESS TO REMAIN AS DRAWN.

#41-80 DEVELOPMENT IN H.O.

Petitioner: Old Homestead Realty.  
Location: 737 Horizon Drive.

A request for a building addition in a highway-oriented zone.

JIM PICKENS read the request and opened the public hearing.

FRANKIE GARNER appeared for and on behalf of the Petitioner, as an employee of Louise Forster, and Old Homestead Realty. MS. GARNER outlined the proposed development for the Commission.

FRANK SIMONETTI: I would hope we would not encourage bikes on Horizon Drive.

KARL METZNER: You may see some street improvements there within a couple of years.

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

JIM PICKENS closed the public hearing.

FLAGER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #41-80 DEVELOPMENT IN H.O., SUBJECT TO STAFF RECOMMENDATIONS AND AREAS COVERED IN DISCUSSION REGARDING THE ELIMINATION OF COMPACT CAR PARKING SPACES AND THE APPROVAL OF BIKE RACKS.

#15-80 BOOKCLIFF AVENUE TOWNHOMES - REVISED PLAN

Petitioner: R. D. Emrich  
Location: 1047 Bookcliff.

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 revised plan for Bookcliff Avenue Townhomes.

FLORENCE GRAHAM: What about dimensions of these townhomes? Would you give me the dimensions?

BOB EMRICH: Under the present plan they are 480 square feet on three floors. It would be actually 960 square feet of living area, plus a full basement. This is what we are planning right now.

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

JIM PICKENS: Who will be responsible for improving the west half of 11th Street?

KARL METZNER: The City Engineer says 11th Street should be improved to match the improvements to the south.

JIM PICKENS closed the public hearing.

VIRGINIA FLAGER: As long as we get the extension north to Bookcliff, I would be inclined to look favorably on this project.

VIRGINIA FLAGER: Karl, we had a discussion at several different times, trying to establish and define without a shadow of doubt what constitutes a parking space, and it's all very well and good to discuss compact cars, but in all the parking lots in the City it seems like the parking spots are adequate for small cars and are totally inadequate for pickups and larger cars, and I still think in order to be consistent and fair and equitable to all developers, in relationship to parking requirements, a parking space should be clearly defined and nothing should deviate from what a definition of a parking space is.

JIM PICKENS: Okay. Karl, will you look into it and see if we can define it a little more?

KARL METZNER: Yes. We can look at that Section of the book again.

FLAGER/SIMONETTI PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED BOOKCLIFF AVENUE TOWNHOMES REVISED PLAN, SUBJECT TO STAFF COMMENTS AND THE ACQUISITION OF RIGHT OF WAY FOR 11TH STREET, THE STREET TO BE CONTINUED FROM THE SOUTH PROPERTY LINE TO BOOKCLIFF AVENUE.

#41-79 SIGN FOR HOOVER OFFICE BUILDING

Petitioner: State Farm Insurance.  
Location: 2107 North 12th Street.

JIM PICKENS read the item for discussion.

KARL METZNER presented the request for the Hoover Office Building sign, as sign approval was not included with approval of the original project.

JANINE RIDER: My feeling is if we decide it's a good place for business use, that the fairest way to read the sign code would be to give them the sign size in an equivalent business zone, and that would be fine.

JIM PICKENS: My personal comment is, I don't have a problem with the size of the sign as I do with the way it's located.

FRANK SIMONETTI: I like to follow the minimum; not the maximum.

FLORENCE GRAHAM: In a residential district.

FRANK SIMONETTI: I like to keep that sign policy tight.

DALE SCHOENBECK: It's all right.

JANINE RIDER: Okay.

FRANK SIMONETTI: Mine is to keep it as low as possible.

VIRGINIA FLAGER: I would agree with that.

JIM PICKENS: As a suggestion, to get this thing going, what would happen if we suggest we eliminate that whole right side and just have two posts with four poles down on the bottom? Does that suit everybody, or not?

VIRGINIA FLAGER: I would go with that.

FRANK SIMONETTI: I would go with that, put it on one section

DALE SCHOENBECK: It's fine the way it is. It's within the business area, the square footage. Let it go.

KARL METZNER presented the matter of access restriction on Horizon 7 Subdivision, stating the road had been redesigned and the City Engineer had indicated that the access restriction is no longer necessary.

KARL METZNER: What we are doing now is getting the Deed Restriction released.

VIRGINIA FLAGER: I can see nothing wrong with releasing that Deed Restriction.

The Commission Members were in consensus agreement to releasing the deed access restriction.

The first meeting of the month of June, 1980, was adjourned at 10:15 p.m.

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