

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

July 29, 1980

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

BOB BRIGHT, Senior City Planner; ALEX CANDELARIA, Planning Staff, DON WARNER, Planning Analyst, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately forty interested citizens in the audience.

VIRGINIA FLAGER: The consensus of the Commission -- that was a directive to the Staff to discuss and define what constitutes a parking space. That was a directive to the Staff -- not that we will look into it; it was a directive to the Staff to get it defined.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO APPROVE THE MINUTES OF THE JUNE 24, 1980 MEETING, WITH THE CORRECTION TO CHANGE THE CONSENSUS ON PAGE SIX TO READ A DIRECTIVE TO THE STAFF TO DEFINE A PARKING STALL OR STALLS.

JIM PICKENS announced that item number ten, 46-79, Round Hill Addition, had been removed from the agenda.

#67-78 ORCHARD MESA BOWL - INTERIOR REMODEL

Petitioner: Orchard Mesa Bowl.
Location: 295 - 27 Road.

A request for an interior remodel.

JIM PICKENS read the request and opened the public hearing.

BOB WITTENBERG appeared for the petitioner and advised the Commission that they were remodeling and putting in a lounge.

VIRGINIA FLAGER: The Staff recommended approval, but one of the reviewing agencies, the Fire Department, says that the submittal is inadequate.

BOB BRIGHT: The Fire Department is concerned about the design and particulars of it, the occupancy load, this type of thing, and I think the Staff recognizes there will be no problem on our part as long as they provide that information to the Fire Department.

BOB BRIGHT advised the Commission they had all the comments and the Staff Recommendations.

JIM PICKENS closed the public hearing.

FLAGER/FRANK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL of 67-78, CONTINGENT UPON THE APPROVAL OF THE FIRE DEPARTMENT.

#49-80 ROAD VACATION

Petitioner: Jack Treece.
Location: Horizon/70 Subdivision.

A request to vacate a road.

JIM PICKENS read the request and opened the public hearing.

JERRY TREECE appeared for the petitioner and outlined the proposed road vacation.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

SIMONETTI/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 49-80 ROAD VACATION, SUBJECT TO STAFF COMMENTS, AND IN THE EVENT LOT ONE IS DEVELOPED, A SITE PLAN WILL BE PRESENTED TO THE PLANNING COMMISSION FOR REVIEW.

#50-80 REZONE R1C TO PDB AND PRELIMINARY PLAN

Petitioner: Deborah Till.
Location: 525 - 28 3/4 Road.

A request to change from single-family residential use to planned business use on .25 acres.

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

JIM PICKENS read the request and opened the public hearing.

MIKE HOLMES appeared for the petitioner and outlined the proposed rezone R1C to PDB and Preliminary Plan.

DALE SCHOENBECK: Is he requesting we not go through the planned development process, or is he -- we have got to decide -- if he doesn't want to go with the PDB we can't even act on it, can we?

MIKE HOLMES: We had better proceed with it right now. I am going to say right now, I thought that that use variance was quite applicable, but Mr. Warner informs me we would be getting nowhere with that. So I would like to just drop that.

DALE SCHOENBECK: Okay. So you would wish to continue with the PDB, is that right?

MIKE HOLMES: Yes.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

JIM PICKENS closed the public hearing.

MIKE HOLMES presented a petition on behalf of Miss Till, signed by the adjoining homeowners.

FRANK/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 50-80 REZONE RIC TO PDB.

DALE SCHOENBECK: I would just like to make a comment: I think this situation is an unusual one that we often get into, as far as after the fact, and it becomes very difficult to deny something like this. I would like to speak for myself, that probably under different situations, had it not already been built, I would probably vote no on something like this, because one, of our North Avenue Policy, and two, because of the problems we are going to encounter on Elm Street and 28 3/4 Road.

FRANK/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 50-80 PRELIMINARY PLAN, SUBJECT TO STAFF RECOMMENDATIONS, INCLUDING REDESIGN OF THE PARKING, IN ACCORDANCE WITH THE TRANSPORTATION ENGINEER AND STAFF RECOMMENDATIONS.

#47-80 REZONE R1A TO PR8

Petitioner: Mr. and Mrs. Singh.

Location: East of 27.75 Line and north and south of G Road.

A request to change from single-family residential use at approximately 4 units/acre to planned residential use at approximately 8 units/acre.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the petitioner and outlined the proposed rezone, stating that if Runway 422 is not extended, this area does not extend into the clear zone.

VIRGINIA FLAGER: I believe, Mr. Beaver, you are probably aware of the opposition of the Airport Authority to this particular plan, and I think that we have had some discussion pertaining to the Highline Canal being used as a boundary in there.

FRANK SIMONETTI: The Airport is there.

VIRGINIA FLAGER: The canal is there, and I don't relish a large housing project, with children, in the proximity of the canal.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

FRANCES McALLISTER appeared as a property owner in Partee Heights Subdivision and presented a petition, signed by 63 residents of Partee Heights, in opposition to the proposed rezone. FRANCES McALLISTER stated he was opposed to the rezone because of the increase in traffic that would be generated by development of this area, because of the proximity of the airport to the area, and the proximity of the canal to the proposed project.

JIM PICKENS read the Petition presented by the property owners in the area.

WAYNE WOODWORTH presented four pictures taken of the sign posted advising of this public hearing.

BOB BRIGHT responded that the sign had to be placed on the lot, and could not be placed on the easement in front of the lot.

WAYNE WOODWORTH stated the residents had problems at the present time with the water pressure and more units would increase this problem.

DEL BEAVER responded to the comments of the property owners in the area, stating he felt the feasibility of the project would hinge upon the extension of runway 422.

JIM PICKENS closed the public hearing.

JIM SINGH, one of the petitioners, stated that it was his position that runway 422 should not be extended for the benefit of the community, and that the whole matter should be thoroughly discussed and investigated before the runway is allowed to be extended.

VIRGINIA FLAGER: Mr. Chairman, I do not feel it is appropriate at this point in time to get into a recommendation pertaining to the runway situation. I think we should address this particular subdivision and it's impact on the area only, and maybe this motion is premature, but in my mind it is pretty well set.

FLAGER/FRANK PASSED 4-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF 47-80 REZONE R1A TO PR8, BASED ON THE STAFF RECOMMENDATIONS AND A FAMILIARITY WITH THE AREA, AND THE PROBLEMS THAT ARE THERE; ALSO BASED ON THE CONCERN ABOUT THE INTERSECTION OF G ROAD AND HORIZON DRIVE.

JIM PICKENS: Of course, it is your option to present this to the City Council.

#45-80 DEVELOPMENT IN H.O. - U. S. TRANSACTION BANK

Petitioner: Mesa Mini Mall Properties.

Location: Fisher Subdivision, northwest corner of F Road and 24.5 Road.

Contains .556 acres in a highway-oriented zone.

JIM PICKENS read the request and opened the public hearing.

GREG DILLON appeared for the petitioners and outlined the proposed development.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

DON WARNER: In that H. O. Zone they have to bring the signs for approval, and we felt this would save them some time, to bring it tonight, along with the other.

JIM PICKENS closed the public hearing.

SIMONETTI/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 45-80 DEVELOPMENT IN H. O. - U. S. TRANSACTION BANK, SUBJECT TO THE COMMENTS AND RECOMMENDATIONS OF THE STAFF.

The City Sign Code Board convened to hear discussion on the signage for the proposed development.

WAYNE FISHER described the sign to the Commission.

SIMONETTI/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SIGN FOR THE LIQUOR BAR AND THE U. S. BANK TRANSACTION BANK.

The City Sign Code Board adjourned, and the Planning Commission reconvened the hearing.

#46-80 DEVELOPMENT IN H. O. - AIRPORT \$ INN

Petitioner: Louise Forster.

Location: Lot 4 of Homestead Subdivision, 737 Horizon Drive.

Contains 1.25 acres in a highway-oriented zone.

JIM PICKENS read the request and opened the public hearing.

LOUISE FORSTER appeared for the petitioner and outlined the proposed development. BOB RISLING appeared as a partner in the project and the contractor for the development.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

VIRGINIA FLAGER: Do you have any provisions for handicap parking?

BOB RISLING: We will have, because the building will be made where there will be ramps all the way around.

JIM PICKENS closed the public hearing.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 46-80 DEVELOPMENT IN H. O., SUBJECT TO STAFF COMMENTS AND THE FIRE DEPARTMENT RECOMMENDATIONS FOR ACCESS, REDESIGN OF THE TRASH PICK UP AREA, SIGN LOCATION AND SIZE, AND THE ADDITION OF HANDICAPPED PARKING RAMPS.

#48-80 DARWIN SUBDIVISION - MINOR

Petitioner: Dick Weber.

Location: East of 28.75 Road, approximately 462 feet south of North Avenue.

Contains 9.7 acres in a commercial zone.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the petitioner and outlined the proposed minor subdivision.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 48-80 DARWIN MINOR SUBDIVISION, SUBJECT TO STAFF COMMENTS, RIGHT OF WAY FOR GUNNISON AVENUE, AND THE STIPULATION THAT LOT ONE OR LOT TWO WILL NOT BE BUILT UPON UNTIL THE SEWER SITUATION IS RESOLVED.

#38-80 WESTERN FEDERAL SAVINGS AND LOAN - FINAL

Petitioner: H. T. and N. L. Puckett.

Location: Northeast corner of 24.5 Road and F Road.

Contains 1.908 acres in a planned business zone.

JIM PICKENS turned the Chair of the meeting over to FRANK SIMONETTI.

FRANK SIMONETTI read the request and opened the public hearing.

GREG DILLON appeared for the petitioners and outlined the proposed project.

ALEX CANDELARIA: The Staff Recommendation on that southern portion, as far as parking, was to recommend as employee parking only.

GREG DILLON: The way we are trying to design this is pedestrian access is from the north side of the building. This is not a south entrance building, so we have not provided for pedestrian access in a direct fashion, so this would then automatically become employee parking on the south.

REBECCA FRANK: Would it be possible to include maybe one more bike rack?

GREG DILLON: I don't see that as a problem.

FRANK SIMONETTI closed the public hearing.

SCHOENBECK/FLAGER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 38-80 WESTERN FEDERAL SAVINGS AND LOAN, FINAL, SUBJECT TO STAFF COMMENTS, THE ADDITION OF A BIKE RACK, REDESIGN OF THE TRASH PICK UP, REDESIGN OF THE EXIT FROM THE TELLERS' WINDOWS, AND THAT THIS APPROVAL DOES NOT INCLUDE APPROVAL OF THE SIGNAGE.

#44-80 ZONING OF ANNEXATION FROM COUNTY PLANNED BUSINESS TO CITY PLANNED BUSINESS AND ENERGY BELT PLAZA - FINAL

Petitioner: Frank Lamm.
Location: 2464 F Road.

Contains .44 acres in a planned business zone.

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

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the petitioner and outlined the zoning of the annexation.

BOB BRIGHT: I believe the Petitioner's representative has answered most of our comments, unless the Commission has questions.

JIM PICKENS closed the public hearing.

FLAGER/SIMONETTI PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING OF THE ANNEXATION FROM COUNTY PLANNED BUSINESS TO CITY PLANNED BUSINESS.

FLAGER/SCHOENBECK PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 44-80 SUBJECT TO REVIEW SHEET COMMENTS AND STAFF RECOMMENDATIONS, THE DEDICATION OF RIGHT OF WAY AS REQUESTED BY THE CITY ENGINEER AND THE POWER OF ATTORNEY FOR STREET IMPROVEMENTS.

#47-79 CRESTVIEW TOWNHOMES - REPLAT LOTS 16 AND 17 - FINAL

Petitioner: Henry Faussonne.
Location: Northwest corner of F.25 and 27.5 Roads.

A request for townhomes on 2.9 acres with a design density of 8 units/acre.

JIM PICKENS read the request and opened the public hearing.

DEL BEAVER, of Paragon Engineering, appeared for the petitioner and outlined the proposal for Crestview Townhomes Replat.

JIM PICKENS: You are going to continue with detached sidewalks as in the single family?

DEL BEAVER: Correct.

BOB BRIGHT outlined the Review Sheet Comments and gave the Staff Recommendations.

SIMONETTI/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF 47-79 CRESTVIEW TOWNHOMES, FINAL REPLAT, SUBJECT TO STAFF COMMENTS AND RECOMMENDATIONS.

The first meeting of the month of July was adjourned at 10.10 p.m.