

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

August 26, 1980

The first meeting of the month of August was called to order at 7:32 p.m. by Chairman JIM PICKENS. The following members were present: REBECCA FRANK, FLORENCE GRAHAM, VIRGINIA FLAGER, JANINE RIDER, DALE SCHOENBECK and FRANK SIMONETTI.

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

FLAGER/SCHOENBECK PASSED 5-0 A MOTION TO TABLE THE APPROVAL OF THE MINUTES OF THE JULY 29, 1980 MEETING UNTIL THE NEXT REGULAR MEETING.

#60-80 EASEMENT VACATION

Petitioner: Lloyd Unfred.
Location: Lot 6 of Applecrest Subdivision.

Request to vacate an easement.

JIM PICKENS read the request and opened the public hearing.

LLOYD UNFRED appeared as the petitioner and outlined the proposed easement vacation.

BOB BRIGHT gave the Staff Recommendations.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE VACATION OF EASEMENT OF LOT 6 OF APPLECREST SUBDIVISION, SPECIFICALLY THE SOUTH 2.7 FEET OF THE NORTH 10-FOOT UTILITY EASEMENT.

#52-80 REZONE PD-8 TO PD-22.1 AND PRELIMINARY PLAN FOR SOLERA CONDOMINIUMS

Petitioner: Mabel Heberling.
Location: Southeast corner of 15th Street and Wellington Avenue.

A request to change from planned residential with approximately 8 units/acre to planned residential with maximum density of 22 units/acre.

- 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 rezone PD-8 to PD-22.1.

VIRGINIA FLAGER: I believe that 15th Street is not an adequate access to any stretch of the imagination, at this point in time, is that correct? There is no access to the south, across the ditch, is that correct?

TOM LOGUE: That is correct.

VIRGINIA FLAGER: Wellington Avenue is rather narrow, also.

TOM LOGUE: Right.

JIM PICKENS: Tom, all the streets within the development are not comparable to city standards? They are private drives. Do they meet city standards?

TOM LOGUE: They meet city standards as far as width requirements for backing, and to meet city standards we would have to dedicate a fifty-five foot right of way, curb and gutter, and detached sidewalks.

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

LEONARD KOCHEVAR expressed concern that the density is far too much and she is opposed to the project.

MABEL CANAVEL expressed concern as a property owner in the area, and presented a letter to the Planning Commission, over her signature and that of ten other persons in the area of the proposed project, in opposition.

TOM LOGUE responded with their proposal on the parking problem and the phasing timetable of the development.

JIM PICKENS closed the public hearing.

JIM PICKENS: I have one other problem with the off street parking, and that is policing and things like that.

DON WARNER: We will not enforce the parking on those streets. If they are private streets, the police will not enforce it.

FLAGER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND DENIAL OF THE PROPOSED REZONE PD-8 TO PD-22.1 TO THE CITY COUNCIL ON THE BASIS OF THE ACCESS IS INADEQUATE AS IT EXISTS, THE TIME FACTOR FOR THE DEVELOPMENT OF THE ACCESS, AND SUBJECT TO THE COMMENTS FROM THE STAFF AND THE REVIEWING AGENCIES.

#16-79 CROWN HEIGHTS SUBDIVISION - FILING #1 - FINAL PLAT

Petitioner: Leland and Lloyd Unfred.
Location: Southeast corner of 27.5 and G Road.

Contains 12.1 acres designed for 39 lots in a planned residential zone.

JIM PICKENS read the request and opened the public hearing.

LLOYD UNFRED appeared for the petitioners and outlined the Final Plat, Crown Heights Subdivision, Filing #1.

FRANK SIMONETTI joined the meeting at 8:11 p.m.

JIM PICKENS: Do you give, other than in your title commitments that go with the property, do you actually hand your prospective buyers a statement saying there are avigational easements here?

LLOYD UNFRED: Actually a separate sheet? No.

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

FRANCIS McALLISTER appeared on behalf of a group of property owners in the area, in opposition to the proposal, and based their opposition on the density, the proximity of the development to the Airport, the utilities, and parking and traffic problems.

JANINE RIDER: Could we see the hands of the people here you are speaking for?

There were approximately twenty interested citizens that raised their hands at this request.

JIM PICKENS closed the public hearing.

The Commission discussed a letter received from Mr. Bauers of the Airport.

BOB COBURN appeared on behalf of the petitioner and requested a copy of the letter.

JIM PICKENS: Here is another copy. It's a letter dated August 13, 1980, from Paul Bowers of the Airport.

LLOYD UNFRED: We have no knowledge of negotiations to buy any land.

REBECCA FRANK: This is in the critical zone.

VIRGINIA FLAGER: The proposal of the extension of Runway 422, and that is the only alternative to the main runway we have, and probably will have for twenty years.

DON WARNER: May I suggest one thing, too, I think it would be well to look at. Mr. Bauers' letter said he was negotiating with these people. They say there are no negotiations. I think you need to know what's happening.

FLAGER/FRANK PASSED 6-0 A MOTION TO TABLE THIS ITEM FOR FACT FINDING, AND AT SUCH TIME IN THE FUTURE AS ALL THE FACTS AND ALL THE PROPER AGENCIES HAVE BEEN REVIEWED THAT WE THEN PLACE THIS ITEM BACK ON THE AGENDA.

#53-80 FLYNN SUBDIVISION - FINAL PLAT

Petitioner: WGM Investment.
Location: Northeast corner of 29 Road and North Avenue.

Contains 1.55 acres designed for 2 lots in a commercial zone.

JIM PICKENS read the request and opened the public hearing.

REED GUTHRIE appeared for the petitioner and outlined the proposed final plat, Flynn Subdivision.

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

SIMONETTI/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT, FLYNN SUBDIVISION, SUBJECT TO STAFF COMMENTS AND REVIEW OF THE DRAINAGE AND UTILITY PLAN.

#48-80 DRAWIN SUBDIVISION - FINAL PLAT

Petitioner: Darwin and Florence Wilcox.
Location: 462 feet south of North Avenue, and east of 28.5 Road.

Contains 9.7 acres designed for 2 lots 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 Final Plat, Darwin Subdivision.

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

DEL BEAVER responded to the Review Sheet Comments, stating they intended to bring 28.25 Road far enough south to permit reasonable access in to the smaller parcel.

JIM PICKENS closed the public hearing.

RIDER/FLAGER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT, DARWIN SUBDIVISION, PROVIDED THAT THE WATER AND SEWER MAINS BE INSTALLED PRIOR TO STREET IMPROVEMENTS, AND THAT THE STREET IMPROVEMENTS BE IN PLACE PRIOR TO ISSUANCE OF BUILDING PERMITS.

#55-80 CYPHERS SUBDIVISION - REPLAT LOT 1, BLOCK 3, FINAL PLAT

Petitioner: Stanley Scott, Raymond and Ralph Phipps.
Location: Northeast corner of B.75 Road and Pinon Street.

A request for 5 lots in a single-family residential zone.

JIM PICKENS read the request and opened the public hearing.

ROGER FOISY appeared on behalf of the Petitioners and outlined the proposed Replat.

ROGER FOISY: So he feels like he has gone above and beyond the call of duty to make the ditch crossing, but the other 150 feet of gravel is questionable.

JANINE RIDER: I agree.

BOB BRIGHT stated Mr. Foisy had touched base on just about all the items on the Review Sheet Comments, and gave the Staff Recommendations.

BILL WRIGHT appeared, representing the Petitioners, and commented on the street improvements.

JIM PICKENS closed the public hearing.

RIDER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF CYPHERS SUBDIVISION - REPLAT LOT 1, BLOCK 3, FINAL PLAT, SUBJECT TO STAFF REVIEW COMMENTS AND WITH THE STIPULATION THAT BEFORE CITY COUNCIL HEARING THE PETITIONER SHOULD MEET WITH THE CITY ENGINEER AND RESOLVE THEIR DIFFERENCES; THAT THE GRAVELLING FROM THE PROPERTY LINE NORTH IS NOT TO BE INCLUDED AS A CONDITION FOR THIS APPROVAL, AND THAT THE PETITIONER MEET WITH THE FIRE DEPARTMENT AND FIND A REASONABLE PLACE FOR A FIRE HYDRANT ON THE PROPERTY, IF ONE IS NECESSARY.

#56-80 DEVELOPMENT IN H. O. - FINAL PLAN

Petitioner: Bank of Orchard Mesa.
Location: 2697 Highway 50.

A request for a bank on 3 acres in a highway-oriented zone.

JIM PICKENS turned the meeting over to Co-Chairperson FLORENCE GRAHAM.

FLORENCE GRAHAM read the request and opened the public hearing.

ROB JENKINS appeared for the petitioner and outlined the Final Plan, development in H. O.

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

FLORENCE GRAHAM closed the public hearing.

SCHOENBECK/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE DEVELOPMENT IN H. O. - FINAL PLAN, SUBJECT TO STAFF COMMENTS.

#57-80 DEVELOPMENT IN H. O. - FINAL PLAN

Petitioner: Norman and Kay Jones.
Location: 555 and 557 Highway 50 South.

A request for a mini storage and car wash on 1.2 acres in a highway-oriented zone.

JIM PICKENS read the request and opened the public hearing.

NORMAN JONES appeared as one of the petitioners and outlined the proposed development.

FRANK SIMONETTI: Are you tearing down the motel?

NORMAN JONES: Parcel number one would be something that would be in the future; let's say, three to five years. Currently we are talking about a car wash immediately, and parcel three has a single residence on it that is being used as a rental. That would be removed and storage put in there. Ultimately, the motel would probably be moved, rather than being torn down. It is being used as single residence rentals now.

VIRGINIA FLAGER: I would like to see a more detailed access from Highway 50.

FLORENCE GRAHAM: Will there be any buffering of any kind between the car wash and this motel?

NORMAN JONES: At this point there was none proposed, but see, the car wash would probably be closed by nine o'clock in the evening.

FLORENCE GRAHAM: I was thinking from the standpoint that it is so messy already that you could stick something in there.

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

VIRGINIA FLAGER: Bob, do you have the definition of highway oriented uses for referral at the moment?

DON WARNER: All the number five uses are allowed in H. O. They are all permitted uses. They are all permitted uses, and you are allowed to make any requirements you want to mitigate the effect of those uses.

JIM PICKENS: One other just general comment, Norm. Assuming that the Commission is agreeable to recommending approval to the Council, I would strongly recommend, before you go to Council, you get a letter from the Highway Department, stating that they would not have any objection to it, because we are basing part of our decision strictly on what you told us.

SIMONETTI/SCHOENBECK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT IN H. O. - FINAL PLAN, SUBJECT TO STAFF RECOMMENDATIONS, LANDSCAPING PLAN, AND ZERO LOT LINE DESIGN SUBJECT TO STAFF APPROVAL OF FACADE DESIGN.

#58-80 CONDITIONAL USE - FINAL

Petitioner: G. William Hoover, Jr., D. D. S.
Location: 2303 North 12th Street.

A request for an office building in a multi-family/duplex residential zone.

JIM PICKENS read the request and opened the public hearing.

JOSEPH SINCLAIR appeared for the Petitioner and outlined the proposed conditional use.

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

FLORENCE GRAHAM: Bob, what is this three story office building he's talking about?

JANINE RIDER: Did we approve it?

FRANK SIMONETTI: It's right in front of those Townhouses, but I don't recall three stories.

JIM PICKENS: What is the height of the building, just out of curiosity?

ROB ROLLINS: Approximately twenty-seven feet.

TOM HARTSOOK appeared on behalf of owners of property in the area, RAY SULLIVAN, DONALD SULLIVAN and CARL SHELL, and presented opposition to the height of the building and the closeness of the building to the property line.

JIM PICKENS closed the public hearing.

RIDER/FRANK PASSED 6-0 A MOTION TO TABLE THE CONSIDERATION OF THE CONDITIONAL USE FOR THE OFFICE BUILDING, WITH THE STIPULATION THAT PETITIONER WILL REDESIGN THE BUILDING AND THE PLAN AND PUT IT BACK ON THE AGENDA WITHIN A REASONABLE PERIOD OF TIME; THAT PETITIONER SHOULD DISCUSS THE PLAN WITH ADJACENT PROPERTY OWNERS BEFORE RETURNING FOR HEARING BEFORE THE COMMISSION.

#54-80 CONDITIONAL USE

Petitioner: St. Matthews Parish.
Location: 652 - 27.5 Road.

A request for a church and offices on 9.78 acres in a single-family residential zone.

JIM PICKENS read the request and opened the public hearing.

JOHN BALLAGH appeared for the petitioner and outlined the request for conditional use. FATHER BILL FOSTER, DON MOORE and BILL WRIGHT also appeared on behalf of the Petitioner, St. Matthews Parish.

VIRGINIA FLAGER: This church is on approximately half of the acreage. What is the proposal for the rest of it?

DON MOORE: The Building Committee has talked about this in some detail. I think our present plans are we would like to leave it for expansion as we need it.

DEL BEAVER, of Paragon Engineering, appeared for KEN MATCHETT and expressed concern over the alignment of F.5 Road.

DEL BEAVER: We do have one area of agreement; if F.5 doesn't have to go through, we are both in agreement.

JANINE RIDER: I think we have one area of agreement, too. We want it to go through.

KEN ETTER appeared and commented on the difference in elevation between 27.5 Road and F Road.

NANCY DICKEY appeared and expressed concern over 27.5 Road and the crossing thereof.

JIM PICKENS closed the public hearing.

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

JIM PICKENS: Personally, I think we ought to see if we need to have a workshop on the thing. Let the two developers get together and see what they can work out as far as the street is concerned. Let us do a little work and see if we do in fact want to continue that as a collector.

SIMONETTI/FLAGER PASSED 6-0 A MOTION TO TABLE THIS CONDITIONAL USE REQUEST BY ST. MATTHEWS PARISH, PRIMARILY DUE TO THE ALIGNMENT OF THE ROADWAY, AND SO THAT THE DEVELOPERS CAN GET TOGETHER AND ATTEMPT TO RESOLVE THE ROAD PROBLEM.

#54-79 SEVENTH STREET POLICY STATEMENTS

Proposed by: City Planning Staff
Location: The Seventh Street Corridor from the northern City Limits (Northacre Road) to the Colorado River.

JIM PICKENS read the request and opened the public hearing.

DARYL SHRUM appeared for the Planning Staff and presented an outline of the Seventh Street Policy Statement.

LAIRD MILBURN appeared with ED CHAMBERS, on behalf of FRED WESSELLS and asked for a continuance, based on his client's intent to petition for a rezoning of certain property in the affected area.

JIM PICKENS closed the public hearing.

SIMONETTI/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SEVENTH STREET POLICY STATEMENT, AS AMENDED BY THE STAFF.

#87-79 HORIZON DRIVE POLICY STATEMENTS

Proposed by: City Planning Staff.

Location: The Horizon Drive Corridor from 25.5 Road to the airport boundary.

JIM PICKENS read the request and opened the public hearing.

DARYL SHRUM appeared for the Planning Staff and presented an outline of the Horizon Drive Policy Statement.

DARYL SHRUM stated he had received a call from MILDRED VAN DOVER who is the owner of a landlocked parcel in the area.

JANINE RIDER: That sounds like one that might take special consideration when we get to it.

BILL BULL appeared and made comment about intended requests for zone changes in the area and the need for progress to be allowed in these areas.

DON WARNER: Zoning is not forever. Things change.

JANINE RIDER: This isn't zoning; this is just policy.

DON WARNER: Policies aren't forever, either.

DEL BEAVER appeared and stressed the point regarding progress and the need for zoning changes in the future.

JIM PICKENS: I think what Janine said is true; if somebody comes in with a big beautiful building, done in the right context, I don't see -- at least with this Commission, and certainly I hope not with any future Commissions -- I don't think we are going to hang on this thing one hundred percent. We are going to say, okay, present it to us.

JIM PICKENS closed the public hearing.

FLAGER/ SIMONETTI PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ADOPTION OF THE HORIZON DRIVE POLICY STATEMENT, AS WRITTEN.

JIM PICKENS turned the meeting over to Co-Chairperson FLORENCE GRAHAM.

KEN HUNT appeared on behalf of Western Federal Savings and Loan and submitted the sign design for their project.

RIDER/SIMONETTI PASSED 5-0 A MOTION TO APPROVE THE SIGNS FOR WESTERN FEDERAL SAVINGS & LOAN, AS SUBMITTED, WITH THE ASSURANCE THAT IT MEETS THE SIGN CODE RESTRICTIONS.

The first regular meeting of the month of August, 1980, adjourned at 11:30 p.m.

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