

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

January 27, 1981

The first meeting of the month of January was called to order at 7:37 p.m. by Chairman JIM PICKENS. The following members were present: SUSAN RINKER, FLORENCE GRAHAM, REBECCA FRANK, FRANK SIMONETTI and JANINE RIDER.

ALEX CANDELARIA, Planning Staff, DON WARNER, Planning Analyst, DARRELL SHRUM, Comprehensive Planner, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately thirty-five interested citizens in the audience.

Approval of the minutes of the December meeting was tabled until the Commission has the minutes.

#7-81 Consideration of draft Goals, Objectives and Policies, the first chapter of the Comprehensive Plan for the City of Grand Junction. Comprehensive Planning staff shall present a synopsis of the chapter.

DARYL SHRUM outlined the draft of Goals, Objectives and Policies, the first chapter of the Comprehensive Plan for the City of Grand Junction, and handed out copies for the audience to review.

JIM PICKENS: -- as this is a City Commission, we are only going to be able to listen to those of you in the City Limits. If you live in the County outside the City Limits, we will not be able to listen to your testimony this evening. -- There will be a February hearing for those of you living in the County, at which time they will be hearing basically the same type of document, and you will have the opportunity for your input at that time with the County Commission.

RIDER/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE ADOPTION OF THE FIRST CHAPTER, GOALS, OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN FOR THE CITY OF GRAND JUNCTION.

#82-80 PRELIMINARY PLAN FOR GRAND RIVER CONDOMINIUMS

Petitioner: SNPH/Steve Heald.
Location: East of Power Road, North of Brach's Market,
on Colorado River.

A request to review a revised preliminary plan. Preliminary plan is planned residential use on 23.9 acres with a design density of 252 condominium units.

a. Consideration of Preliminary Plan.

JIM PICKENS read the request and opened the public hearing.

BOB GERLOFS appeared for the Petitioner and outlined the proposed preliminary plan for Grand River Condominiums, stating that the flood way had been designated since the last hearing.

FLORENCE GRAHAM: You mentioned a children's play area which is very close to these ponds that contain five to eight feet of water. Are you going to fence them?

BOB GERLOFS: No. We are not going to fence them. We hope the parents will educate the children to be aware of the hazards of the ponds, much as they are at Lakeside.

JANINE RIDER: It still surprises me there was no comment in reference to the Colorado River Park, and the Parks Plan, and I have to say I didn't go look at the Parks Plan that we have adopted. Does this relate to this area? Is there anything in the Parks Plan?

DON WARNER: The Parks Plan was, of course, only to encourage private people to do something about river parks; nothing mandatory, and in other words, nothing required. It was just encouragement that they so do.

ALEX CANDELARIA outlined the Review Sheet Comments and gave the Staff Recommendations.

SAM HAUPT appeared and spoke in favor of the proposal because of the location to the downtown area.

JIM PICKENS closed the public hearing.

REBECCA FRANK: If we do approve this proposal I think we should make the full street improvements ^{for Dike Road} one of the conditions.

JANINE RIDER: Just as response to Sam's comment, no matter what happens on the plan, when we approved the zoning change at our last meeting, I think we are agreeing with you wholeheartedly that that many people do belong in a place that's close to the City, and on a good transportation route.

ALEX CANDELARIA: We recommended that it be tabled.

FRANK SIMONETTI: We would like to see treatment to open up as much river frontage as possible, and that is nothing mandatory -- just say as much as possible. We would like to see some open river frontage. They are talking about one hundred feet there; maybe that's all they can get. Maybe they can get some more.

FRANK SIMONETTI: If they could put in a nice park by eliminating just a few units and put in a larger park in one section, I think it would be commendable

DEL BEAVER: I would like an opportunity to show a layout as far as park design at the final development plan stage, for your review.

SIMONETTI/FRANK PASSED 4-1 (RIDER AGAINST) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #82-80 PRELIMINARY PLAN FOR GRAND RIVER CONDOMINIUMS, SUBJECT TO STAFF COMMENTS, FULL WIDTH STREET IMPROVEMENT FROM 340 UP TO THE FIRST TURN-OFF FOR THE PROPOSED PROJECT, WITH HALF STREET IMPROVEMENTS TO THE END OF THE PROJECT; THAT IT IS RECOMMENDED THAT AS MUCH RIVER PARK AS POSSIBLE BE UTILIZED IN THE PLAN BEFORE FINAL PLAN STAGE.

#81-80 REZONE R1A TO PDB AND PRELIMINARY PLAN FOR CEDAR SQUARE OFFICES

Petitioner: PDC Investments.
Location: 605 26.5 Road.

A request from single family residential use to planned business use on .788 acres.

- a. Consideration of zone.
- b. Consideration of Preliminary Plan.

JIM PICKENS read the request and opened the public hearing.

SAM HAUPT appeared for the Petitioner.

ALEX CANDELARIA: No further comments from the Staff.

SKIP MOTTRAM appeared as a property owner in the area and voiced objection to the proposal because of the increase in traffic in the area and the change in the character of the neighborhood.

SKIP MOTTRAM: It seems to me it is going to take away from our places as a residential area, and that's all we want. We just want to live there. We are not out to make a lot of money. I realize that these people have a chance here to make some money. They have bought a single family residential. They could turn around and sell it tomorrow as a single family residential, and they haven't lost anything. On the other hand, if you approve this change for them, they stand to make a big bundle, so it is a no-loss, maybe win situation, as far as they are concerned, and I can't fault them on that.

JIM GALE appeared and asked what the outcome of the study of this area had been?

JIM PICKENS: We met with a group of residents in that area for two and a half hours, and I don't think anything was really decided, Jim. There was a lot of discussion; there was a lot of pro, con and for and against, but nothing was really decided as to what was going to happen with any of those pieces of ground.

MORRIS SEDBEST appeared as a property owner in the area, stating he had made his comments in opposition at the last hearing and urged the Commission to table the matter until further study could be made.

MILDRED VANDOVER appeared as a property owner in the area and again reiterated her concern with having some options to do something with her property.

JIM PICKENS closed the public hearing.

FRANK/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #81-80 REZONE R1A TO PDB BECAUSE OF POOR ACCESS, TO KEEP THE CHARACTER OF THE NEIGHBORHOOD INTACT, AND BECAUSE OF THE INPUT AND OPPOSITION OF THE PEOPLE LIVING IN THE AREA.

add

JANINE RIDER: May I just ^{add} as an item of discussion, so that it is reflected in the Minutes, and that is that personally I think another good reason for such a motion is that if we are to encourage the change of zoning on small parcels within a very fragile piece of property or area of the City, I think we deny ourselves the opportunity, if it does deserve a change of some sort later, which it may, to do it in the best manner for the community.

#80-80 REZONE R1A TO PDB AND OUTLINE DEVELOPMENT PLAN -
FAIRMOUNT HEIGHTS MEDICAL CENTER

Petitioner: Richard Livingston.

Location: 1200 feet West of 7th and North of Patterson Road.

A request to change from single family residential use to planned business use on 2.3 acres.

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

JIM PICKENS read the request and opened the public hearing.

CHRIS GRAY appeared for the Petitioner and outlined the proposed Rezone R1A to PDB and Outline Development Plan for Fairmount Heights Medical Center, and for the information of the Commission only, outlined proposed developments on adjacent properties in the area.

DON WARNER: Chris, do you know whether either of those houses is on the State Historical Register? There is one on the Register that would be very difficult to demolish. -- I think it is one of those further down this way.

CHRIS GRAY: It would be most unusual if any of these would be.

FRANK SIMONETTI: As I said before, both of these plans we looked at before create what I consider spot zoning by isolation. We have two houses there in the middle of Patterson that are not being addressed at all, and that is those two to the east of it. We are going to leave two people sitting there in their homes.

RAY GREEN appeared as one of the Petitioners and stated he could no longer live in such a big house because of taxes and various other things and because of the traffic situation.

MARTHA GREEN stated they are on a fixed income and cannot afford to pay the taxes any longer on such a large house and they would have nothing left for maintenance so that the property would have to deteriorate.

LARRY BALL appeared as the owner of the property on the east end of the proposed rezone, stating his reasons for purchasing the property and why he would like to see it rezoned so that he could sell it.

JIM PICKENS closed the public hearing.

JIM PICKENS: Alex, do you have any further comments from what we had last time?

ALEX CANDELARIA: No.

DON WARNER: I only have one question of Chris: Has anyone approached the ^{owners of the} two houses in between and asked them if they wanted to join this?

CHRIS GRAY: Well, directly no. Indirectly, I believe, yes.

DON WARNER: I am not sure what you mean.

CHRIS GRAY: Well, Mr. Ball spoke to Rasmussens, who live immediately to the east of here, and I believe ---- it is difficult to speak for somebody else -- their approach is, or their attitude is the rezoning will increase their property taxes. They do not want their property taxes increased, and he has had a couple of bypass heart operations and just as soon not get involved in anything in any way, and Edith Sizek, who owns next door to Rasmussen -- it's whatever Rasmussen wants to do, and since Rasmussen is doing nothing, she also is doing nothing.

JANINE RIDER: If anything is going to happen, as Chris suggests, with the other property, if there is a chance for agreement, I think it should all happen together and not in pieces.

I agree with Mr. Green and Mr. Ball, if you live in a house on Patterson Road, next to the Doctor's offices, whatever, you are in a bind, and I think I would feel relatively favorable if those three houses had come in together, by themselves, just dealing with the strip next to Patterson Road, wanting to close off some access and make a good parking situation and turn their homes into offices.

Where I think it becomes a problem is where you have a big parcel that goes along the back, which to me should be planned with the big parcel that is also behind.

RIDER/FRANK PASSED 4-0 TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #80-80 REZONE R1A TO PDB AND OUTLINE DEVELOPMENT PLAN, FAIRMOUNT HEIGHTS MEDICAL CENTER, BECAUSE THE REZONING SHOULD BE FOR A LARGER AREA; THAT THIS SHOULD BE CONSTRUED AS A DENIAL OF THE INTENT, RATHER THAN A DENIAL OF THE PLAN.

FRANK SIMONETTI: I think we ought to take note of the opposition of the adjoining property owners.

#3-81 ZONING OF ANNEXATION TO CITY PR11 AND TAMERLANE, INC -
PRELIMINARY PLAN

Petitioner: Tamerlane, Ltd.

Location: Northwest corner of F.25 Road and 27.25 Line.

A request for a planned development zone with a maximum design density of 11 units/acre on 10 acres.

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

JIM PICKENS read the request and opened the public hearing.

DENNIS BAUM appeared for the Petitioner and outlined the proposed zoning of annexation to City PR 11 and Tamerlane, Inc., Preliminary Plan.

DON WARNER outlined the Review Sheet Comments and gave the Staff Recommendations.

MIKE DELUCA: They were concerned with the fire protection, about getting in to this area here. What we said we could do is grant an access easement. We would prefer it not to be paved, just for aesthetic purposes, but we could provide in the covenants that no shrubs, trees or any obstructions would be in this area, so they could, if they wanted to, drive a fire truck between these buildings and get to the rear here and there wouldn't be any obstructions.

FLORENCE GRAHAM: Jim, I don't know how the rest of the Commission feels, but I felt rather at a loss in looking at this, because I didn't get until tonight a plan at all, and we didn't get the Staff Comments. I mean there is so much we really don't know, and have to look at or think about.

DON WARNER: You realize this is the first time we have had written comments, because the policy has changed, and we have asked that the developer give us written comments. Always before they have commented to Staff Comments, standing up here at this hearing, but now we have asked for the new policy, that they will give us comments fully in writing, so what you are getting in writing is what you normally would have been getting from somebody standing up here tonight.

JANINE RIDER: When you do that, will you make sure we still get the Staff Comments?

REBECCA FRANK: In either one of these parking lots is there going to be any rec vehicle parking?

MIKE DELUCA: No. We are going to have covenants that state there would be no rec vehicle parking.

REBECCA FRANK: Where are the people going to park their pickup camper truck?

MIKE DELUCA: We are going to have covenants and restrictions on R V parking. We will have guest parking.

REBECCA FRANK: How are you going to enforce no R V parking?

MIKE DELUCA: The Homeowners' Association will enforce it.

KEN HARRIS appeared as an adjacent property owner and asked if the building in the southeast corner would be similar to the other buildings in the project, and as the condition of 15th Street needed improvement, he wondered if the developer would agree it should be done at this time.

DENNIS BAUM: In regards to 15th Street, if this subdivision is approved, they will probably at that point, and I believe in talking to Henry, that they may already have enough Powers of Attorney, to go in and improve 15th Street. So that is from talking to Ron Rish that that is on the drawing board very quickly.

The building down in that corner will be a condominium building with a townhouse appearance, meaning that instead of being these typical buildings that are just a square, and that's it, it won't have that. You will have varying roof lines and there will be points that will jut out and stuff, and give it real nice character to the building.

NATALIE STETNER appeared as a neighboring property owner and stated she would like to see a second access into the development, rather than all the traffic funneling from 15th Street on to Patterson.

JANINE RIDER: Don't they usually send something with the building on it?

DON WARNER: I think the thing that was addressed was not height restrictions, but that they designate the height so we know what we are looking at.

The other thing you addressed, the second access, what they were talking about was not a second access to the general area. They were talking about having two accesses to 15th from this project. The thing that they addressed was not a second access from another street, but having more than one road in to the project.

NATALIE STETNER; That would probably help, but you still do have a problem.

FRANK SIMONETTI: We are locked out of going south because of the topography, so we can't get to Hermosa and Bonita.

HENRY FAUSSONE: Do you mind if I enter the discussion? I don't think I can say I either stand here in favor or in opposition. My comments are primarily one as a result of having experienced a very close relationship with most of the Commission here, in developing Crestridge. -- As far as density is concerned, we recognize it and I don't think we have a problem there. As far as additional access, I do have a problem. As little density as we have in there now -- and we have a total of forty-eight units in approximately the same amount of land in Crestview, and I think at the moment we probably have less than five or six residence in there. We are gaining a fair amount -- in fact, we are probably getting a substantial amount of traffic from Bell Ridge Subdivision, coming down through Crestview Way, turning on 15th. -- I am concerned about the amount of traffic we will create at the intersection of 15th and Patterson, with really very little other opportunity for either ingress or egress.

DON WARNER: This thing that Henry discusses here would be to tie this thing through to 14th Street. This would give access to Hermosa and Hermosa goes out to 12th.

DON WARNER: I think what the developers had proposed is what the Traffic Engineer looked at, because of 14th Street being designated as a local street, and 15th being designated as a collector, they did as the Traffic Engineer suggested, propose traffic on 15th.

JIM PICKENS: Henry's point is well taken, but I am going to comment now on the record, and say personally, I would like to see a cul de sac punched down on 14th Street, so that we have two accesses, not by saying that that needs to be the primary ingress and egress on 14th Street, but it gives us another option. I don't see we are accomplishing a great deal if we get an easement on the north, and if that ever develops, and don't do anything on the south end. To me, it is almost useless, and personally, I would like very much to see those two cul de sacs on farther north and on the southern end, tied into a street.

BOB STOKES: We own property just across from -- right where Don is pointing, and you have addressed the 15th Street traffic and so I won't go into that. I do have a couple other concerns, one being the unit on the southeast corner. It seems like a lot of units for a small area of land, and of course, right across from us, I do have some concerns about that. I also have some concern about -- I notice on the Fairmount they said they would put up fence and so on to kind of screen that out, and I don't see anything like that on the 15th Street, across from our area, and those are just some of the concerns that we have on that.

DENNIS BAUM: First of all, we would like to work with the neighbors in the area and we want to develop a project the neighbors are going to be proud of. Also, we are going to be proud of. The access along 15th Street will be screened with fencing and landscaping and once that matures, it will look very nice.

NATALIE STETNER: May I ask you about the height of your buildings across there? Will that do anything if we should want to try to put in solar?

DENNIS BAUM: That's west sun, so your solar wouldn't be affected, plus from talking with Don, we understand we have a twenty-five foot height restriction.

REBECCA FRANK: Are these all going to be for sale, or are you going to rent? You say condominium/townhouse.

DENNIS BAUM: Only townhouse in appearance. I think condominiums give a stereotype of being a square with windows in that box. These will be for sale. They will not be for rent.

JIM PICKENS closed the public hearing.

FRAHAM/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #3-81, ZONING OF ANNEXATION TO CITY PR 11.

GRAHAM/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #3-81, TAMERLANE, INC., PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS AND THAT THE CUL DE SAC BE REPLACED WITH A ROAD THROUGH TO 14TH STREET ON THE SOUTH, WITH THE DEVELOPER BEING RESPONSIBLE FOR THE PAVING THEREOF, AND ALSO RESPONSIBLE FOR PAVING OF THAT PART OF STUB TO NORTH ON HIS PROPERTY IF THAT ROAD IS CONTINUED.

#2-81 CONDITIONAL USE - LIQUOR LICENSE

Petitioner: Sal's Pizza.
Location: 755 North Avenue.

A request for a liquor license.

JIM PICKENS read the request and opened the public hearing.

ROBERT TRAYLOR appeared for the Petitioner and outlined the request for conditional use for a liquor license at Sal's Pizza.

DON WARNER: The Staff would recommend approval. There have been no incidents connected with the operation as it has been.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #2-81, CONDITIONAL USE, LIQUOR LICENSE FOR SAL'S PIZZA.

#4-81 RIGHT OF WAY VACATION

Petitioner: Discovery 76.
Location: 27.75 Line and Ridge Drive.

A request to vacate a right of way.

#5-81 FIRST ADDITION TO PHEASANT RUN AT SPRING VALLEY
FILING NO. 6 AND REPLAT OF LOTS 1 THROUGH 4, BLOCK 17, PHEASANT RUN -
SPRING VALLEY FILING NO. 6 - FINAL PLAT

Petitioner: Discovery 76.
Location: 27.75 Line and Ridge Drive.

Contains 2.37 acres designed for 5 lots in a single family residential zone.

JIM PICKENS read the requests and opened the public hearing.

JOHN BALLAGH appeared for the Petitioner and outlined the request for right of way vacation, and also the First Addition to Pheasant Run at Spring Valley, Filing No. 6, and Replat of Lots 1 through 4, Block 17, Pheasant Run - Spring Valley Filing No. 6, Final Plat.

JIM PICKENS closed the public hearing.

FRANK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #4-81 RIGHT OF WAY VACATION AT 27.75 LINE AND RIDGE DRIVE.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FIRST ADDITION TO PHEASANT RUN AT SPRING VALLEY, FILING NO. 6 AND REPLAT OF LOTS 1 THROUGH 4, BLOCK 17, PHEASANT RUN - SPRING VALLEY FILING NO. 6 - FINAL PLAT, SUBJECT TO STAFF COMMENTS.

#1-81 REVOCABLE PERMIT

Petitioner: Mark Fenske.
Location: 222 North 7th Street.

A request to place a step in the City right of way.

JIM PICKENS read the request and opened the public hearing.

MARK FENSKE appeared as the Petitioner and outlined the request for revocable permit for a step at 222 North 7th Street.

JIM PICKENS closed the public hearing.

FRANK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #1-81 REVOCABLE PERMIT FOR A STEP IN THE CITY RIGHT OF WAY AT 222 NORTH 7TH STREET, AS PRESENTED IN THE DRAWING.

The first regular meeting of the month of January was adjourned at 10:35 p.m.

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