

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

April 6, 1981

The first meeting of the month of April was called to order at 7:35 p.m. by Chairperson JANINE RIDER. The following members were present: JIM PICKENS, SUSAN RINKER and TOM PRICE.

ALEX CANDELARIA, Planning Staff, DON WARNER, Planning Analyst, BOB GOLDIN, Planning Staff, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. BOB BRIGHT, of the Planning Staff, joined the meeting at a later time. There were approximately thirty-five interested citizens in the audience.

JANINE RIDER: I would welcome you to the continuation of the March 31st meeting of the Grand Junction City Planning Commission. If you have an Agenda, we are starting with item 15 on the Agenda.

If you are here in reference to No. 21, rezone on Horizon Drive, it has been pulled from the Agenda.

#29-81 THE WILLIAM BUILDING - REVISED FINAL PLAN

Petitioner: Bernard Brodak.
Location: Northwest corner of 11th Street and Belford Avenue.

Contains .43 acres designed for 2 office buildings in a planned business zone.

JANINE RIDER read the request and opened the public hearing.

The Petitioner did not appear at this time and motion was passed to table this item until the next meeting. However, the Petitioner did appear at the end of the meeting and the item was heard at that time.

#30-81 HOUSTON HEIGHTS SUBDIVISION - PRELIMINARY PLAN

Petitioner: Colorado Land & Exploration Co., Ken Shrum.
Location: Northeast corner of 15th Street and Wellington Avenue.

Contains 4.1 acres designed for 2 lots in a PD-8 zone.

JANINE RIDER read the request and opened the public hearing.

SAM HAUPT appeared for the Petitioner, together with TOM LOGUE, of Paragon Engineering.

JIM PICKENS: Sam, my only question, Public Service and Grand Junction Fire have not had a chance to respond, or they didn't have the correct designation. Has that been all squared away?

TOM LOGUE: This is preliminary plan. We spoke with Public Service over the phone. They understand the situation here, because we are in a planned development zone. Before any development can take place on either one of the parcels they will require another review period and a hearing before this Board and the City Council. It is basically just to create two parcels of land at this point in time.

ALICE SIZEK appeared and inquired as to what would be placed on the area and what impact it would have on them, as neighbors to the project.

SAM HAUPT: We don't know. We are not sure. It is zoned PD-8. -- We will bring in a plan when we decide what we want to develop it.

ALEX CANDELARIA: Staff Comments were that the motion should include Powers of Attorney for both Wellington Avenue and 15th Street.

DON WARNER: I had one phone call this afternoon. They asked what was going in there. I told them it was just splitting off of one lot from the house, and if any development should come back through it would have another hearing, and they were satisfied.

JANINE RIDER closed the public hearing.

PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #30-81, HOUSTON HEIGHTS SUBDIVISION, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, PARTICULARLY POWERS OF ATTORNEY FOR WELLINGTON AND 15TH STREET IMPROVEMENTS.

#31-81 DEVELOPMENT IN H. O. - OFFICE BUILDING

Petitioner: Contractors West, Ken Milyard.
Location: South of Crossroads Boulevard. West of
27.75 Road Line.

A request for an office complex on 2.47 acres in a highway oriented zone.

JANINE RIDER read the request and opened the public hearing.

MARK TONKOVICH appeared as the owner of the potential project, and outlined the proposal for the Commission.

JIM PICKENS: The curb cut on the east portion of Crossroads Boulevard, how far is this from the Crossroads business center? When I was out there looking, it looked like they were pretty close.

MARK TONKOVICH: We are going to have to change the curb cut to move them further apart. We are anticipating cutting the old curb cut out.

JIM PICKENS: You are going to close the one on the easternmost portion of this property?

MARK TONKOVICH: Yes, sir.

JIM PICKENS: And you are going to move it approximately where?

MARK TONKOVICH: Oh, about, it would be about ninety feet.

JIM PICKENS: Further west?

MARK TONKOVICH: Yes. Further west.

ALEX CANDELARIA: They have pretty well responded to all of the Review Comments, with the exception of one question that I have on these motorcycle parking spaces. Will there be some kind of signage?

MARK TONKOVICH: Yes. There will be signage for motorcycles, and also bike racks, which also will have a sign for them.

JANINE RIDER closed the public hearing.

PICKENS/PRICE PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #31-81, DEVELOPMENT IN H. O., OFFICE BUILDING, SUBJECT TO STAFF REVIEW COMMENTS, AND IN PARTICULAR ADDRESSING THE POTENTIAL PARKING PROBLEMS, TRASH PICKUP, LANDSCAPING, THE SIDEWALK SYSTEM WITHIN THE PROJECT, AND SIGNAGE FOR MOTORCYCLE PARKING, PRIOR TO REVIEW BY CITY COUNCIL.

#32-81 CONDITIONAL USE - EXPANSION OF CHURCH

Petitioner: Unity of Grand Junction, Montine Counts.
Location: West of 12th Street, South of F.5 Road Line.

A request for an addition to an existing church on 4 acres in a single family residential zone.

JANINE RIDER read the request and opened the public hearing.

MARTIN PORTER appeared for the Petitioner and answered the Commission's queries regarding landscaping, parking spaces and pedestrian walkways.

JANINE RIDER: Will the parking lot remain gravel as it is?

MARTIN PORTER: No.

JANINE RIDER: It will be paved?

MARTIN PORTER: It will be paved and striped.

ALEX CANDELARIA gave a summary of the responses to the Review Sheet Comments, the changes that had been made in the parking, and requested Power of Attorney be included in the motion for 12th Street improvements.

JANINE RIDER closed the public hearing.

PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #32-81, CONDITIONAL USE, EXPANSION OF CHURCH, SUBJECT TO STAFF COMMENTS AND POWER OF ATTORNEY FOR 12TH STREET IMPROVEMENTS.

#33-81 ZONING OF ANNEXATION TO PR-10 AND COLONY PARK SUBDIVISION - OUTLINE DEVELOPMENT PLAN

Petitioner: Robert Baughman.

Location: Approximately 660' East of 25.5 Road, South of Patterson Road.

A request to zone 19.96 acres to planned residential use with a design density of 10 units/acre.

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

JANINE RIDER read the request and opened the public hearing.

TED STRAWN appeared as one of the Petitioners, together with BOB BAUGHMAN and DENNIS BARBER. TED STRAWN outlined the proposal to the Commission for the zoning of Annexation to PR 10 and Colony Park Subdivision, together with the Outline Development Plan.

TED STRAWN: We did have a meeting with the neighborhood and we invited approximately one hundred people, and we had somewhere between twenty-five and thirty show up, and had a pretty good meeting; no particular complaints at that time.

ALEX CANDELARIA gave a summary of the Staff Comments, requesting Power of Attorney for full half street improvements for F Road.

JANINE RIDER closed the public hearing.

RINKER/PICKENS PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, ZONING OF ANNEXATION TO PR-10.

RINKER/PICKENS PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, COLONY PARK SUBDIVISION, OUTLINE DEVELOPMENT PLAN, SUBJECT TO STAFF COMMENTS, PARTICULARLY THE BICYCLE - PEDESTRIAN PATH.

#34-81 REZONE R2A to H. O.

Petitioner: Cecil Miller.

Location: Between Highway 50 and UnawEEP Avenue, East of 26.25 Road.

A request to change from a single family/multi family residential use at approximately 14 units/acre to highway oriented uses on 2.5 acres.

JANINE RIDER read the request and opened the public hearing.

The Petitioner did not respond to request for his appearance.

PICKENS/PRICE PASSED 3-0 A MOTION TO TABLE ITEM #34-81, REZONE R2A TO HO TO THE NEXT REGULAR MEETING, DUE TO THE PETITIONER NOT APPEARING AT THIS MEETING.

#36-81 REZONE R2 TO PR-14 AND LEXINGTON PLACE - PRELIMINARY PLAN

Petitioner: Ed Spomer.

Location: North of F.5 Road Line, approximately 150' East of East Cliff Drive.

A request to change from single family/multi family residential use at approximately 4 units/acre to planned residential use with a design density of 14 units/acre on 14 acres.

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

JANINE RIDER read the request and opened the public hearing.

JOHN QUEST appeared for the Petitioner and the Developer, and outlined the proposed Rezone R2 to PR-14, and Lexington Place, Preliminary Plan.

JANINE RIDER: What is the distance between Cliff Drive and the new entrance on Horizon?

JOHN QUEST: -- It is in the neighborhood of five hundred feet.

DON WARNER: A fairly good distance. I do have a question, though. It says here, right of way acquired by the City of Grand Junction. I didn't know we had any right of way going north where it says Lexington Circle.

JOHN QUEST: The Petitioner -- we don't know, and this is one of the things I was indicating we needed to resolve.

DON WARNER: The City is not going to acquired right of way which is only to service your development. That is right of way you are going to have to acquire.

JIM PICKENS: -- does the Airport overlap as it is being proposed now influence this project in any way, shape or form?

ALEX CANDELARIA: It is in the alignment of the path, but it is not in the area of influence. They were sent a copy of this to review and we did not get any response back.

JOHN QUEST: We talked with the Airport Manager, and this information up here addresses your question specifically.

MARK COTTRELL, President of the Company developing the Project, addressed the Commission and the audience, and outlined the proposed development.

MRS. MARK COTTRELL appeared and outlined the aspect of the proposed project relating to the needs of senior citizens and how they would be served by the project.

JANINE RIDER: Anyone wishing to speak in opposition to this project? Would those of you who would like to, raise your hand, who are here in opposition?

Approximately twenty people in the audience responded to the query.

NANCY MOHLER appeared as a property owner to the south of the proposed project, stating the proposal was not compatible with the surrounding neighborhood and was opposed to the project.

TOM JAYNES appeared as an adjacent property owner, stating he felt the shape of the building was an oddity to the area, the surrounding area was all single family dwellings and the proposed project would be out of place in the area. TOM JAYNES also stated he felt the project should be restricted to a retirement project, if it is allowed to go in, and emphasized the fact that a ten story building would not be compatible with the Airport.

NANCY MOHLER advised the Commission that one of her neighbors had intended to attend the meeting and advised the Commission that a cemetery was on the proposed project.

COMMENT: Mr. Reeves said it was an old Indian burial ground.

DON WARNER: As far as we can find, no-one was ever buried there. -- we tried to dig into that rumor, too, but there was nothing we could find.

H. C. PETERSON: We haven't seen any ghosts around there.

JIM PICKENS: Could I see a show of hands of you people in the audience that have properties or own properties that are adjacent to this proposal, immediately adjacent to?

JIM PICKENS: Sixteen.

RODNEY WRIGHT appeared as a property owner in the area and stated the proposal was surrounded on three sides by single family residences.

WINSTON WHITNEY appeared as a property owner in the area and stated: -- it indicated that the people that would be living in this high rise would have a good view of the Grand Valley and the surrounding area to the back of the Bookcliffs, and Mt. Garfield, but it didn't say anything about what the current residents would be able to see.

HARVEY OWENS appeared as a property owner in the area, stating he was retired and had purchased property on Cliff Drive with the thought it would remain a quiet street with a minimum of traffic, and stated he and his wife were in opposition to the proposal.

TOM KRUGSHAUSER appeared as a property owner on East Cliff Drive and objected to the increase in traffic and density.

DOTTY OWENS appeared as a property owner in the area and stated she felt property values would decline if the project were allowed to go in.

JIM SELAR: One of the questions that I have is in an area predominantly single family, why are we even thinking of rezoning to multi-family? -- Everybody bought with the idea they are in a single family area. Now, we are looking at this multi-story thing here.

JIM PICKENS: May I answer your first question, why are we reviewing this? The Petitioner has paid his fee. He can request anything he so desires, and we, as the Planning Commission, are obligated to listen to his request.

MR. PARKER appeared and inquired about 27.25 Road and the ownership of the road.

JANINE RIDER: I wish we could help you, but we can't.

MICHAEL PETERSON appeared as a property owner in the area and stated the property owners in the area had not been contacted by the Developer before the hearing.

MICHAEL PETERSON: -- We had a meeting prior to this, and most of us had no idea of what was being built until we come and listened tonight, and I would have thought the residents in the area could have been better informed of what was going on before they had to come and present their ideas to a Board that was making a decision of what was happening in their area.

MARK COTTRELL responded to the comments of the audience.

TOM JAYNES: I would like to suggest that maybe all the property owners in that area get together and meet with Mr. Cottrell and maybe we can do something like that at a later date.

JOHN QUEST: I think that would be very appropriate.

MARK COTTRELL: We would love it; we would like to.

JANINE RIDER: Can we have some Staff Comments before we close the public hearing?

ALEX CANDELARIA: It has been pretty well reviewed.

JANINE RIDER closed the public hearing.

JANINE RIDER: The only comment that I would like to make is that as a project I think nothing could seem nicer than everything that Mr. Cottrell and John have outlined for the thing. We should all be so lucky being able to live in a place like that, and I think the only question of anyone here tonight is not what is trying to be done, but where it is trying to be done.

PRICE/PICKENS PASSED 3-0 A MOTION TO TABLE #36-81, REZONE R2 TO PR-14, UNTIL SUCH TIME AS THE NEIGHBORHOOD MEETING IS HELD WITH THE PETITIONER AND DEVELOPER TO RESOLVE THE PROBLEMS ENTAILED WITHIN THE SUBMITTAL.

BOB BRIGHT, of the Planning Staff, joined the meeting at this point.

#37-81 REZONE B1 TO B3

Petitioner: Jo Guffey.
Location: 845 Colorado Avenue.

A request to change from limited business uses to retail business uses on .14 acres.

JANINE RIDER read the request and opened the public hearing.

JO GUFFEY appeared as the Petitioner and outlined the need for the Rezone B1 to B3.

JO GUFFEY: I would never use it for anything except an antique shop, because that's the only thing I know.

DON WARNER: The question she was asking, if it went to PB, then it would be limited to that use, and if something happened to you, nobody else could change it to that use without going to further hearing.

JO GUFFEY: That would be fine with me.

ALEX CANDELARIA: The Staff Comments have been pretty well covered on this.

JANINE RIDER closed the public hearing.

PICKENS/PRICE PASSED 3-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #37-81, REZONE B1 TO B3 AT 845 COLORADO AVENUE, AS B3 WOULD BE INAPPROPRIATE FOR THIS PARCEL; IT IS RECOMMENDED THAT THE PETITIONER REAPPLY FOR A PB ZONE FOR THIS PARTICULAR PROPERTY.

#39-81 TEXT AMENDMENT - GRAND JUNCTION ZONING ORDINANCE

Petitioner: Development Department.

A request to amend Supplementary Regulations, Section 6, Paragraph F. Building Heights (1) to add 3.4 use group, Human Treatment, Unrestrained.

JANINE RIDER read the request and opened the public hearing.

DON WARNER outlined the request for Text Amendment for Supplementary Regulations, Section 6, Paragraph F, Building Heights.

JANINE RIDER closed the public hearing.

PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #39-81, TEXT AMENDMENT, SUPPLEMENTARY REGULATIONS, SECTION 6, PARAGRAPH F, BUILDING HEIGHTS.

JANINE RIDER: We have agreed to let the William Building be heard.

#29-81 THE WILLIAM BUILDING - REVISED FINAL PLAN

Petitioner: Bernard Brodak.
Location: Northwest corner of 11th Street and Belford Avenue.

Contains .43 acres designed for 2 office buildings in a planned business zone.

JANINE RIDER read the request and opened the public hearing.

CHRIS GRAY appeared for the Petitioner and outlined the Revised Final Plan for The William Building.

JANINE RIDER: Are you going to get rid of the yellow house and put a whole new building, or are you using the house that's on the corner?

CHRIS GRAY: We do not anticipate reusing the house.

JANINE RIDER: So you are going to put up a brand new building there?

CHRIS GRAY: Yes. It will be all new construction.

JANINE RIDER: Both buildings?

CHRIS GRAY: Both buildings will be all new construction.

DON WARNER: This does fit your North Avenue Corridor Policy which said offices would be all right along that area.

JANINE RIDER: What is your landscaping going to be? Your ground cover?

CHRIS GRAY: Oh, probably half of it will be the gravel landscaping. --

JANINE RIDER: I would really like to suggest highly that you go to grass. That is still a very residential appearing area around there and it is the intention of the policy statements the Planning Commission has written, and approved by Council, that across the street it will remain residential in character, -- I think to put some grass around the outsides of the building there would really be nice, and not that tough to do.

TOM PRICE: Yes. I would like to speak to that, too. Gravel tends to not keep itself contained. It tends to spread around here and there, and I think the beauty of grass, something living, looks a lot better in terms of what we are looking for in that area.

ALEX CANDELARIA: Are you going to have any kind of light in this complex?

CHRIS GRAY: Our intention is to light the parking lot from the building.

ALEX CANDELARIA: The only additional comment: If the plan is not initiated in one year that a rehearing be scheduled before the Planning Commission.

JANINE RIDER closed the public hearing.

PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #29-81, THE WILLIAM BUILDING, REVISED FINAL PLAN, SUBJECT TO STAFF COMMENTS, SPECIFICALLY ADDRESSING THE LANDSCAPING, GRASS IN THE PARKWAYS AND AROUND THE BUILDING, AND LIMITING THE PROJECT TO OFFICE USE WITH NO RETAIL BUSINESS.

The first meeting of the month of April was adjourned at 9:45 p.m.

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