

PUBLIC HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 30, 1967 - 8:00 A. M.

Members Present: Mrs. Barbara Hyde, Chairman, Mrs. Grace Smith, Mr. Richard Stranger, Mr. Richard Youngerman, Mr. Robert Baker, and Mr. Blake Chambliss

Others Present: Mr. Richard Gray, City Manager; Mr. Paul Walker, Regional Planning Director; Mr. Dean East, Mr. Jim Gale, Mr. Mark Garman, Mr. Don Warner, Development Director; and interested persons

I. APPROVAL OF MINUTES

Minutes of the July 26, 1967 meeting were approved as mailed.

II. RECOMMENDATION OF PROPOSED B-1 (LIMITED BUSINESS) ZONE FOR LOT 9 OF FAIRMOUNT HEIGHTS SUBDIVISION

Mr. Warner explained that Dr. Robert L. Orr had recently purchased this lot for the purpose of constructing a dental clinic. This would be a permitted use in a B-1 zone.

Mr. Stranger moved that B-1 zoning be recommended to Council for Lot 9 of Fairmount Heights Subdivision. Mrs. Smith seconded. Motion carried with Mr. Chambliss abstaining because he had drawn plans for the proposed clinic.

III. RECOMMENDATION OF REZONING LOTS 17, 18, and 19 OF BLOCK 8, CITY OF GRAND JUNCTION FROM R-2 (TWO-FAMILY RESIDENCE) TO B-6 (RETAIL BUSINESS) NORTHWEST CORNER OF FIFTH STREET AND BELFORD AVENUE

Mr. Warner explained the rezoning request to the Commission and also discussed the present zoning in the surrounding areas.

Mrs. Hyde read a letter requesting the zoning change from Mr. James Gale of Gale and Company. Mr. Gale explained that the purpose of rezoning this corner is for a new office and store complex with 3 to 4 units. Mr. Gale said that one prospective client would require a retail zone for a business machine outlet.

Mr. Gale assured the Commission that none of the businesses would create a heavy traffic problem.

The residents of the area attending the meeting were concerned as to what assurance they would have that only office-type uses would be permitted. Mr. Warner assured the residents that the proposed zone would permit retail business such as the downtown shopping park, but that drive-ins and service stations would require a heavier zone and would require another public hearing.

The residents seemed to object more to the condition of the present alley than the requested zone change. They complained of the dust from the unpaved alley. The residents are not in agreement in paving of the alley.

Mr. Baker moved to recommend to Council that Lots 17, 18, and 19 of Block 8, City of Grand Junction be rezoned from R-2 (Two-Family Residence) to B-3 (Retail Business. Mr. Baker felt this zone was suitable for the area and was good because it forms a buffer zone for the residential uses still in the area. Mr. Stranger seconded. Motion carried.

IV. RECOMMENDATION TO AMEND PROPOSED BOUNDARIES OF NORTH WILLOWBROOK SUBDIVISION

Mr. Mark Garman objected to sewer charges based only on cost of putting the sewer in in newly annexed areas.

Mr. Warner showed a proposed layout drawn by Mr. Dean East with proposed amended boundaries.

Mr. Warner said it had been requested for future annexations that either all or no part of a road be annexed because maintenance becomes a problem when only part of a road is involved.

A petition was presented to City Council with the following opposed to annexation: Albert T. and Rosalie Fischer, Mark B. and Bonnie K. Garman, Edward R. and Merriel Matthews, Laura E. Matthews, Janet E. Dufford, William A. and Mabel C. Radebaugh, and Milton O. and Vernice M. Brown.

These property owners requested that an alternate recommendation to City Council on proposed annexation boundaries be recommended or a City election would be necessary.

The Commission expressed concern of proposed access for North Willowbrook annexation. Mr. Baker felt if Horizon Drive was eventually extended to First Street and Patterson Road, it could create a traffic hazard. If all lots are sold, traffic from 35 homes could constitute a hazard at this corner and there is no assurance of opening additional access.

Mr. Stranger made a motion to recommend to City Council to amend the proposed boundaries omitting the property in opposition and adding an area to the North which belongs to Dr. George Bosma. Mr. Baker seconded. Motion carried.

Mr. Gray said he felt a modification was necessary in new Subdivision Regulations. In his opinion the developer should be required to include sewer, streets, curb and gutter, sidewalks, ect., in new subdivisions. He stated the City is actually under-writing all improvements. If a new subdivision was not successful, the developer might decide it would be cheaper to give the land to the City rather than pay for all improvements. He felt the agreements between the City and subdivider should include all of the above mentioned improvements before the plat was approved by the Commission.

Mr. Warner said the Subdivision Regulations need to be rewritten.

The Commission agreed that discussion of the Subdivision Regulations would appear on the September agenda.

Mr. Gale said he hoped the Commission would give this issue some serious thought. In his opinion, most developers could not afford to do this and could not borrow money on undeveloped land.

Mr. Stranger felt the City should not do the financing.

Mr. Warner suggested that a committee be appointed to review the Subdivision Regulations. Mr. Warner suggested that along with Planning Commission members, Paul Walker be included in this committee.

Mrs. Hyde appointed Mr. Blake Chambliss, Mr. Richard Stranger, and Mr. Richard Youngerman.

V. RECOMMENDATION TO CHANGE STREET NAME FROM UTE DRIVE TO EL CORONA

A letter was read to the Commission from Mr. H. S. "Ted" Blodgett requesting that the street name in El Corona Subdivision be restored to El Corona.

Mr. Warner explained that the recorded street name was Ute Drive, but the residents had always called the street El Corona. Recently new street signs were installed and Ute Drive was on the sign.

Mrs. Smith moved to recommend to Council to change the name from Ute Drive to El Corona. Mr. Youngerman seconded. Motion carried.

VI. RECOMMENDATION OF PROPOSED ANNEXATION BOUNDARIES

Mr. Warner explained that Western Meat Packers need sewer facilities. The boundaries if recommended for annexation would cross the river toward the Redland area on West Grand. The Water Pollution Control Commission has informed Western Meat Packers that if they don't get sewer they must go out of business. If the City decides to propose this as an annexation, Western Meat Packers will pay entire cost and provide all capital improvements.

Mrs. Smith asked if there would be an odor. Mr. Frank Brown, consulting engineer for this project, said there could be some odor.

The question the Commission was faced with was whether this area should be considered for a possible annexation or whether the area should remain outside the City and receive sewer service at double rates.

Mr. Stranger moved that this area be recommended to Council as approved boundaries for annexation. Mr. Chambliss seconded. Motion carried.

VII. TABLED ELECTION OF OFFICERS

After considerable discussion, this item was tabled until the September meeting. The Commission members felt the Planning Commission should be enlarged by two additional members.

VIII. ADJOURNMENT

Being no further business to come before the Commission, the meeting was adjourned.

Don Warner

Don Warner
Development Director