

GRAND JUNCTION PLANNING COMMISSION

August 31, 1977

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 7:30 p.m. in the City Council Chambers by Acting Chairman, FRANK SIMONETTI, with the following members present: BLAKE CHAMBLISS, VERN DENISON, JANINE RIDER, JOHN ABRAMS, and DR. MAC BREWER.

Also present were: DON WARNER, Administrative Analyst, DEL BEAVER, Sr. City Planner, KARL METZNER, Planner I, BONNIE CLARK, Acting Secretary, and approximately 50 interested persons.

Decision on approval of July 27, 1977 Minutes was postponed to September 28 meeting.

Don Warner announced Item 4 should be deleted from agenda at the request of petitioner as work is incomplete.

1. #22-75: CEDAR TERRACE AMENDED PLAN (continuation of hearing on July 27, 1977)

Petitioner: Jack Payne

Location: 28-1/2 Road and Orchard Avenue

Don Warner detailed changes on amended plan: 1) access to all buildings is on internal road, 2) common area, or recreation area is changed in location and size, 3) added RB storage area. Pedestrian crosswalk is placed on future street and should not have a crosswalk as such. Commission should consider obtaining power of attorney for full improvements on adjacent right-of-way of Brittany, and requirement of paving of 28-1/2 Road. Fire Department has requested two additional fire hydrants to serve this area.

Blake Chambliss questioned what Planning Commission is required to approve at this point.

Don Warner said plan layout should be approved. Also changes on the open recreation area and RV storage area.

Bob Gardner, representing petitioner, explained in detail the plan. He explained the crosswalk is just a bumper-type crosswalk and if a street was put in, it would make a noise when driven over and is brightly covered. It is not a speed bump. There are private ownerships of condominiums. Petitioner has applied for two revocable permits: a fence in the right-of-way, a piece of concrete across public right-of-way.

Blake Chambliss asked if ownership of each building would be financed by different institutions.

Bob Gardner replied it was probable.

Bill Bassler, 2850 Brittany, opponent, asked if right-of-way on 28½ Rd. down to Brittany is straight.

Don Warner answered yes but North of Orchard there is additional right of way on the East which was on the Rothaupt Plat.

Mr. Bassler said existing curbs on Brittany are not in line. Will they be torn out or will street be crooked?

Mr. Gardner said the curbs were existing before his request. He is working with City Engineering and it will be worked out before construction.

Bart Beasley, opponent, asked who would pay for the street as this is a resubdivision of a subdivided parcel.

Bob Gardner said he did not cause the warp in the street. This is something for the Engineering Department to deal with.

Blake Chambliss asked projected future of Brittany Drive. Don Warner said Brittany is projected to go thru to 28-1/4 Road. Blake Chambliss asked if the City has a power of attorney for improvements on Brittany for this property. Don Warner, no.

Blake Chambliss asked the reason for the vibration type pedestrian crosswalk.

Bob Gardner said the concrete crosswalk next to the asphalt serves as a constant reminder when you drive over it that its different. There is a different sound when driving and it is different in looks.

Public hearing closed.

BREWER/CHAMBLISS/PASSED MOTION TO COUNCIL TO APPROVE CEDAR TERRACE AMENDED PLAN SUBJECT TO FOLLOWING STIPULATIONS: 1) POWER OF ATTORNEY FOR FULL IMPROVEMENTS ON 28-1/2 ROAD 2) POWER OF ATTORNEY FOR FULL IMPROVEMENTS ON BRITTANY 3) REVOCABLE PERMITS ON FIRE GATE AT BRITTANY AND 28-1/2 ROAD 4) WROUGHTIRON FENCE TO BE BUILT IN RIGHT-OF-WAY OF 28-1/2 ROAD 5) FIRE HYDRANTS SUGGESTED BY FIRE DEPARTMENT TO BE PLACED 6) LANDSCAPING TO FOLLOW PREVIOUS PLANS AS OUTLINED IN INITIAL BULK DEVELOPMENT.

CHAMBLISS/BREWER/PASSED AMEND MOTION TO DISALLOW FENCE BEING BUILT IN RIGHT-OF-WAY AND PARKS DEPARTMENT REVIEW OF LANDSCAPING FOR TREES BEING PLANTED ON EAST SIDE.

2. #50-77: DEVELOPMENT IN H.O. - MOTEL 6

Petitioner: Motel 6 Inc.
Location: Northeast of GSA Building - Horizon Drive

This parcel of land is the last parcel of private ownership before the airport area.

Karl Metzner presented file and changes to site plan as presented to Commission. There will be frontage road on private property from general entrance to Tech Del Sol development, also a 20 ft. access road into northerly development that is a 400 ft. spread which meets Commission requirements on Horizon Drive access policy.

Janine Rider questioned parking spaces. There are 100 units and 101 parking spaces. Karl Metzner said this meets parking requirements.

Les Olson, representing Motel 6, was present.

No opponents were present and no calls were received by staff.

Les Olson made a request to fence area on three sides.
Public hearing closed.

Blake Chambliss asked what the grading situation is in terms of site visibility, etc. in terms of the way it is situated. Karl Metzner said you are so close to the level of Horizon Drive that there is no appreciable difference.

Mac Brewers asked if pedestrian ways would be provided. Karl Metzner said proposals for Horizon Drive include sidewalks.

CHAMBLISS/RIDER/PASSED MOTION TO RECOMMEND TO COUNCIL TO APPROVE SUBJECT TO FOLLOWING STIPULATIONS: 1) POWER OF ATTORNEY FOR FULL IMPROVEMENTS ON HORIZON DRIVE 2) TWO FIRE HYDRANTS 3) STOP SIGNS AT BOTH ENTRANCES TO PROPERTY 4) PARKS DEPARTMENT REVIEW ON SIZE OF TREES 5) EASEMENT FOR TRASH TRUCK. 6) FENCING ON THREE SIDES.

3. #45-77: REPLAT OF D&W SUBDIVISION - FINAL PLAT

Petitioner: CBW Builders
Location: Northwest corner 28-1/2 Road and I-70 Business Loop

Bill Foster, representing petitioner, said City Engineering is questioning 3 ft. versus 5 ft. valley gutter and he asked to be able to work with City Engineering on this point.

Don Warner asked if petitioner would be willing to put extra 4 ft. into street if City Engineering approved 3 ft. valley gutter.

No opponents were present and no calls were received by staff.
Public hearing closed.

Proponent, Goodwill Industries, adjacent property owner had contacted staff with no objection to subdivision.

RIDER/CHAMBLISS/PASSED MOTION TO RECOMMEND TO COUNCIL TO APPROVE REPLAT SUBJECT TO FOLLOWING STIPULATIONS: 1) FULL IMPROVEMENTS ON 28-1/2 ROAD 2) THAT NO NO PARKING SIGNS BE PLACED ON ROAD 3) THAT WALKING SPACE FOR PEDESTRIANS BE PLACED ALONG THE RIGHT-OF-WAY IN WHICH CARS WON'T BE ALLOWED TO PARK 3) WORK WITH CITY ENGINEERING ON VALLEY GUTTER 4) EASEMENTS AS REQUIRED BY UTILITY COMPANIES 5) FIRE HYDRANTS AS REQUIRED BY FIRE DEPARTMENT 6) PAINTED LINE DELINEATING PARKING ALONG THE RIGHT-OF-WAY 7) PLACEMENT OF STREET TREES ON FRONTAGE ROAD.

Bill Foster asked what full improvements on 28-1/2 Road mean. Would it mean paving of a four lane highway.

Don Warner said it would be treated as a two-lane curb and gutter improvement or same policy as 28 Road was.

4. #27-77 FIRST ADDITION TO ARBOR VILLAGE - FINAL PLAT

Withdrawn from this agenda as work is incomplete at this time.

5. #61-77: FAIRMONT NORTH SUBDIVISION - PRELIMINARY PLAT

Petitioner: B&S Company
Location: Northeast of 13th Street and Hermosa Avenue

Karl Metzner discussed changes that have been made. F.25 Road should not be extended through because cost of such extension would be prohibitive considering type of road it is. Traffic can be handled by proposed extension of F.50 Road. As a result of this, the developer has requested a vacation of the 30 ft. of F.50 Road. Corner of Lot #1 is extremely close to ditch so staff would like developer to replat as a right-of-way for ditch and maintenance easement. As a result, cul-de-sac should be put in by 13th.

Blake Chambliss is concerned with all traffic coming out on Hermosa and 12th. Karl Metzner said City Engineering and Staff hope to bring traffic out on 15th.

The existing mat on 15th is not to full city standards. Engineering is asking for full half street improvements.

Blake Chambliss lives on a half-street improvement and feels it is not a good policy.

Tom Logue, engineer for developer, and Norm Jones, one of the developers were present. Mr. Logue was agreeable to recommended changes by staff.

Jack Smith asked if question was on cul-de-sac at 14th instead of 13th. Don Warner said cul-de-sac is on 13th.

Cliff Powell, opponent, asked if intention is to permanently close Bonita Avenue on east end as it is now. Don Warner answered it is proposed not to carry it through. It is to feed into 13th.

CHAMBLISS/RIDER/PASSED MOTION TO RECOMMEND TO COUNCIL TO APPROVE PRELIMINARY PLAT SUBJECT TO FOLLOWING STIPULATIONS: 1) POWER OF ATTORNEY FOR FULL IMPROVEMENTS ON HERMOSA AND 13TH 2) HALF STREET IMPROVEMENT TO BRING 15TH STREET UP TO FULL CITY IMPROVEMENTS 3) FOUR FIRE HYDRANTS TO BE LOCATED BY THE FIRE DEPARTMENT 4) UTILITY EASEMENTS AS REQUIRED BY UTILITY COMPANIES 5) 14TH STREET TO BE FULLY IMPROVED 6) PEDESTRIAN WAYS BE PROVIDED ALONG THE DITCH GIVING FOOT ACCESS TO THE PARK.

6. #59-77: 23RD STREET SUBDIVISION - PRELIMINARY PLAN
Petitioner: Buttolph Construction Company
Location: East of 23rd Street at Bunting Avenue

Bob Gerlofs, engineer for petitioner, and Bill Buttolph, petitioner were present.

Don Warner said this is a preliminary plat for a subdivision in a C-1 zone. Proposal is to subdivide into four lots with extensions onto 23rd Street and mutual easements on each lot so access in and out would be provided for all the lots thru the same area. There would be a 25 ft. alley dedication which would ell*alley over to 23rd. Fire Department requires one additional hydrant.

B. Chambliss asked Don Warner if a stipulation had been set that there be no access on 23rd in a previous petition. Don Warner said the stipulation had been set because of the use. Mr. Chambliss said he believed the stipulation had been no commercial traffic access on 23rd. Mr. Warner said 23rd is a collector street and can handle commercial traffic.

Bill Buttolph suggested trash bin be put in alley and fencing along alley.

No opponents present.

M. BREWER MADE A MOTION TO RECOMMEND TO COUNCIL APPROVAL OF PRELIMINARY PLAN AND REZONING WITH THE FOLLOWING STIPULATIONS: 1) ENTRANCE BE SWUNG NORTH AS DESIGNATED 2) SCREENING FENCE 6 FT. HIGH BE PLACED ON THE NORTHERN PERIMETER OF THE PROPERTY 3) THAT AN "L" ALLEY WITH TRASH PICK-UP BE PLACED ON THE NORTH END OF THE PROPERTY 4) THAT SIDEWALK BE PLACED ON 23RD STREET 5) THAT A FIRE HYDRANT BE PLACED AT THE FIRE DEPARTMENT'S DESIGNATED SITE 6) THAT COMMON ACCESS EASEMENT ACT AS UTILITY EASEMENT 7) THAT NO CURB CUTS OTHER THAN EXISTING CURB CUTS BE MADE ON 23RD STREET.

Blake Chambliss said he has a lot of unanswered questions. He feels 12-1/2 ft. frontage is not acceptable, access on flag lots need to be considered, road vacation petition needs to be considered, zone change from R2 to C1 needs to be considered and he feels more time is needed to come to a decision.

Mac Brewer withdrew motion.

BREWER/ABRAMS/PASSED MOTION TO TABLE DECISION UNTIL NEXT MEETING.

7. #60-77: REPLAT PARK LANE SUBDIVISION - FINAL PLAT

Petitioner: Louise Forster
Location: Northeast of Park Drive and Lost Lane

Don Warner presented staff comments on this three lot subdivision. A 20/20 right-of-way is shown on plat. Right-of-way should be 25/25. Power of attorney of street improvements on Park Drive and Lost Lane are needed. A 10 ft. additional right-of-way on Park Drive is needed and easements as required by utility companies.

Bob Gerlofs, engineer for petitioner, explained the reason for this request is to correct property lines.

No opponents present. Hearing closed.

RIDER/ABRAMS/PASSED MOTION TO RECOMMEND TO COUNCIL APPROVAL WITH STIPULATION OF UTILITY EASEMENTS AS REQUESTED BY UTILITY COMPANIES, THAT 10 FT. EXTRA RIGHT-OF-WAY ON PARK LANE, POWER OF ATTORNEY FOR FULL IMPROVEMENTS ON PARK LANE AND LOST LANE.

Meeting recessed 5 minutes at 10:10 p.m.

8. #58-77: PROPOSED PD-12 GREENWOOD ESTATES - PRELIMINARY PLAN

Petitioner: Green Tree, Inc.
Location: Northwest of 17th Street and Walnut Avenue

Karl Metzner presented staff comments on preliminary plan of 11 units per acre. A 30 ft. private drive will surround entire unit. Traffic problems at the corner of 17th and Walnut need to be resolved. Storm drain should be piped to storm sewer at 15th and Walnut - an 8" pipe. City Engineering requires 1/2 section improvements on 17th and Walnut or immediate construction of a 1/2 section of 17th and Walnut. Fire Department requires 5 on site hydrants. Easements need to be provided on private drive for utilities and trash (screening for trash collection points) and right-of-way to be provided for Grand Valley Canal.

Letters of opposition from Mr. and Mrs. Johnson and Mr. and Mrs. Swinchart were read aloud.

Wayne Lizer of Green Tree said they would be willing to have access of 17th only.

There were approximately 13 opponents in the audience.

Skip Clifton expressed concern over sewer capacity in area with additional. Mr. Clifton asked the width of Walnut Street between 15th and 17th. Don Warner said the right-of-way on Walnut is 50 ft. Mr. Clifton urged Planning Commission to hold density down in this high density area.

Galen Koontz said there would be sewer problems as he has problems now without increasing load. He also feels access presents problems as 15th and 17th are too rough to drive on.

Mr. Weaver, 1625 Walnut, is against barn-like looks of development and traffic it would create.

Blake Chambliss asked Mr. Weaver if he would be more receptive to a PD8 development instead of PD12.

Rae Koontz said sewage problems are increasing, traffic is terrible and more accidents are occurring at 17th and Walnut and she is concerned over children walking to school with increased traffic.

Warren Bush expressed concern over sewer problems.

Don Warner said City Utilities has proposed a storm sewer in its capital improvements request for 1978 and to bridge 15th Street. Mr. Warner said the City Maintenance has set up a regular schedule of flushing sewers which should eliminate problems encountered by residents.

Mrs. Angie Weaver, 1625 Walnut, said plan shows existing paving and she said there is no paving, just holes. She would like to see curbs and gutters and sidewalks put in before anything else is done. She would also like to see development fenced.

Conni Campbell and Roy Anderson expressed opposition. Mr. Anderson asked the footage of visitor parking. Wayne Lizer said there are 22 parking spaces with each space 15 x 10', 20 ft. deep.

Fran Lindsay feels this much density increases danger for children.

Jill Kincaid added her support of lower density development and full improvement along Walnut.

Planning Commission queried audience on changing development from PD12 to PD8. Audience was more receptive to PD8.

Public hearing closed.

Janine Rider feels it is out of character for the Planning Commission to approve something of such high density for this area along Orchard Avenue.

RIDER/CHAMBLISS/PASSED MOTION TO RECOMMEND TO COUNCIL TO DENY PD-12 PRELIMINARY PLAN BUT ENCOURAGE PETITIONER TO RETURN WITH PD-8 PLAN.

Blake Chambliss, speaking as architect of Walnut Park, a PD-12 development in the same area, explained that Walnut Park is an elderly housing complex and the people density in that PD-12 would be less than is allowed in a normal PD-8.

9. #62-77: CONDITIONAL USE FOR DRIVE-IN, MBI DRIVE-IN

Petitioner: MBI c/o Jerry J. Mischel
Location: East End of Main Street, West of Freeway Bowl

Don Warner presented plan and staff comments which recommended approval of revised plan with stipulation that exit as shown be rerouted to entrance.

Tom Logue, engineer for petitioner, and Jerry Mischel of MBI were present. Mr. Logue said petitioners feel by relocating driveway it would reduce traffic at the intersection.

Jerry Mischel said the reason for requesting this conditional use is marketing surveys show that 40% of your business is from drive-up facilities. Mr. Mischel said he will pave 50 ft. of raw land and will provide landscaping in front.

Mr. Warner said petitioner is allowed a restaurant in present zone, but a conditional use is required for drive-up facility. Petitioner would be required to obtain clearance from Traffic Department for a curb entrance.

Robert Stack, owner of bowling center, voiced his support of conditional use.

No opponents in audience and no calls were received by staff. Public hearing closed.

Don Warner said Public Service requires a 10 foot easement.

Blake Chambliss asked why 19th Street was vacated. Don Warner said it was vacated by the City because of too many streets coming to a point.

CHAMBLISS/ABRAMS/PASSED A MOTION TO RECOMMEND TO COUNCIL TO DENY REQUEST DUE TO GENERATION OF TRAFFIC AT AN ALREADY DIFFICULT INTERSECTION.

10. #2-77: PROPOSED ALLEY VACATION

Petitioner: Jack Williams
Location: North/South alley east of Williams Chrysler/Plymouth

Don Warner said vacating this alley would serve no purpose. Area could not be fenced and no building could occur as it must remain open so sewer can be maintained. Petitioner can request a revocable permit for fencing.

Petitioner nor representatives present.

Public hearing closed.

RIDER/BREWER/PASSED A MOTION TO RECOMMEND TO COUNCIL TO DENY VACATION REQUEST AS PETITIONER NOT PRESENT.

11. #63-77: PROPOSED STREET VACATION

Petitioner: John Patterson
Location: 9th Street between Orchard Avenue and Walnut Avenue

Petitioner requests to vacate 10 foot on each side of 9th Street between Orchard Avenue and Walnut Avenue. City Engineering said a 60 foot right-of-way on this area is sufficient as it would leave 4-1/2 ft. behind sidewalks which is normal in residential areas. Petitioner amended his request from 15 foot on each side to 10 foot on each side because of City Engineering Department comments.

The reason for this request is petitioner wishes to make an addition to his home and a 15 foot setback is required to build addition.

John Patterson, petitioner, said he has contacted all his neighbors with this request and there were no objections.

No opponents were present and staff received no calls. Public hearing closed.

BREWER/CHAMBLISS/PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THIS VACATION.

12. #64-77: PROPOSED STREET VACATION - CUL-DE-SAC

Petitioner: Staff
Location: Texas Avenue East of 28-1/2 Road

This cul-de-sac is not required because road has been continued. No opponents present and no calls received by staff.

BREWER/RIDER/PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THIS VACATION.

DISCUSSION ITEMS:

A) DISCUSSION OF EXPANSION AND PARKING - 1st CHRISTIAN CHURCH - 1326 North 1st Street

Blake Chambliss excused himself from discussion.

Judge Harold Moss, representing 1st Christian Church, said the reason for coming before the Commission is to seek its feelings on parking requirements and setback requirements for expansion of the church. The church would like to add a parlor which would not meet setback requirements and would cause an increase in parking requirements. Judge Moss feels present parking is sufficient. Christian Church has more parking than any church in Grand Junction.

Don Warner said the reason this comes before the Board is churches are conditional uses and any change to a conditional use must come back to Planning Commission and Council. Parking is allowed under conditional use permits, such as Congregational Church and Robert Van Deusen's office, where parking lot runs into the right-of-way.

The general consensus of the Board is no insurmountable problems.

Mac Brewer said from all comments it seems as if parking law needs to be changed.

C) DISCUSSION OF ACCESS TO BUDGET INN

Mr. Bruce Farrell, developer of Budget Inn, would like to discuss access to Budget Inn off Horizon Drive. The only entry-way available to Budget Inn now is directly through the middle of the restaurant parking lot. When meeting with Traffic Engineer, petitioner asked to move access to front of restaurant parking lot. Traffic Engineer felt this would create a bottleneck to I-70 traffic. Petitioner then met with staff and Traffic Engineer to discuss what would alleviate traffic problem and all agreed bypass access would be best method. Letter from Steve McKee, City Traffic Department, said an additional access at the intersection of Horizon Court and Horizon Drive would only complicate operation at that intersection.

Don Warner said the access road would have to be separated from entry by 100 feet. The minimum length of deceleration lane should be of adequate length to decelerate from 50 m.p.h. from highway grade coming down to site grade.

Mr. Farrell said he is not asking for a curb cut, only a frontage road or deceleration lane to get traffic flow into businesses without directing through other traffic. This would be requested through a revocable permit so that when Horizon Drive is widened, access lane would move accordingly.

John Abrams said he would not approve it at all. There is too much difference in elevation.

Mr. Farrell said he is willing to build it up to Horizon Drive level.

Mr. Farrell said based on his past experience in the motel business that an entry-way far back from the main street would be very detrimental to the operation of the motel.

Mr. Brewer reminded Mr. Farrell that when he obtained his building permit he realized where the curb cut was located.

Blake Chambliss does not see this request at all acceptable, and feels Mr. Farrell should confer with Traffic Engineer again to reaffirm recommendation.

Don Warner said feels there must have been a lack of communication between Mr. Farrell and the Traffic Engineer, as he doesn't think the Traffic Engineer would put that entrance at Horizon Court.

Blake Chambliss said he doesn't feel the Board can deal with this at the present time. Mr. Farrell would have to work with the Traffic Engineer before the Commission can take any action on it. All members agreed.

D) REPORT ON REQUESTED STUDY TO ACCESS TO 2706 U.S. 50

Staff recommendation feels access to Sherman is correct, that it would not create anymore traffic on Sherman than the normal circulation of the block if the access were not permitted, therefore staff recommends approval.

BREWER/CHAMBLISS/PASSED A MOTION TO RECOMMEND APPROVAL OF ACCESS TO 2706 U.S. 50.

B) DISCUSSION OF PARKING AT WEBURG'S

Weburg's is unable to get a certificate of occupancy until parking arrangements are made. Weburg's is making arrangements to lease a sufficient amount of parking from Fuoco Motors which is within the 400 ft. required distance, until new parking is created.

Would this be agreeable to Planning Commission?

Blake Chambliss asked what guarantee does Commission have that he would lease parking area only until C.O. is obtained?

Don Warner said they would have to depend on the integrity of the businessman.

BREWER/CHAMBLISS/PASSED A MOTION TO RECOMMEND TO COUNCIL TO APPROVE THIS REQUEST.

F) DOWNTOWN DEVELOPMENT PROGRESS REPORT

Mr. Guy Stephens and Joe Lacy of the Downtown Development Authority gave a detailed progress report on the "Superblock".

The Downtown Development Authority needs the City of Grand Junction's cooperation on four things:

- 1) Establish the boundary for the DDA and set an election date, which has been done.
- 2) Sell the Holsum Bakery site to be used as a part of the redevelopment area for parking at the cost for which it was acquired.
- 3) Continue the Downtown Parking Authority as a financing vehicle for providing increased off street free parking throughout the entire downtown area.
- 4) Vacate Main Street 1st through 2nd from Rood to Colorado and the alleys in between and such other streets as the plan ultimately comes up with.

Vacating would not happen before four other things happen:

- 1) All private property in the area would be secured for the actual redevelopment.
- 2) Downtown property owners would form the Downtown Development Authority (this has been done).
- 3) That a contract is secured with the major developer who has adequate financing and capability to do it.
- 4) Downtown voter approval of bond issues as necessary in the overall plan.

Mr. Lacy said the City would never be in a position of giving up something and finding something fall through and then be unable to retrieve it.

Frank Simonetti asked what the objection is to parking structures. Joe Lacy said developers feel Grand Junction shoppers are not used to this type of parking and will not use it.

Mac Brewer asked why chain stores do not want more than one story buildings. Joe Lacy said in their experience they have found that the shopper prefers to come in on one floor and stay on one floor.

Blake Chambliss asked how long the bonds are for. Joe Lacy said 15 years.

Vern Denison asked if metered parking is intended. Joe Lacy said no - free parking.

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Blake Chambliss: Tax increment financing as I understand it means that the City nor anybody else get the increased benefits of the tax base until the bonds are paid off, which seems like a very substantial price to pay. Have you done any studies in terms of any construction in the area paying sales taxes, etc. which does come to the City. Have you done any projections in terms of what that means for \$12,000,000 worth of construction?

Joe Lacy: No, but the problem is not so much City revenue, it is the legal question of the school district and the County who don't get it and how legal is that. In some states it has not been upheld but in others it has. As this is approached a study will be made to get information current. As a practical matter the City is losing .7 of 1 percent of the revenue.

Parking and access immediately around development and community immediately around it is a major concern of the developer and some very significant studies will be done and presented to Planning Commission and Council and major tenants before anything major is done.

Blake Chambliss asked how fast this mechanism will be able to start providing parking. Joe Lacy did not know.

Projected completion date is "Back to School Days 1980".

Remaining agenda items will be discussed at Workshop.

Meeting adjourned at 12:37 a.m.