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GRAND JUNCTION PLANNING COMMISSION

Wednesday - June 28, 1972 - 8:00 A. M.

Civic Auditorium - City Hall

Members Present: Chairman, Betty Russell, Dick Youngerman, Dick Stranger, Ray Paruch, and Gene McEwen.

Others Present: City staff members, Richard Gray, Robert Engelke, and Don Warner.

The meeting was called to order by Chairman Betty Russell at 8:00 A. M. The minutes of the last meeting of May 31, were approved as mailed.

PUBLIC HEARING: Request for rezoning of Block 5, East Main Addition from C-2 (heavy commerce) and P (parking) to R-2 for Bulk Development.

Mrs. Russell opened the public hearing and a member of the audience Mr. Dave Hoyt, owner of the Schwinn Bicycle Shop at 1725 Main Street, opened the discussion. Mr. Hoyt voiced his disapproval of the proposed zoning change stating that this particular area is almost all commercial now and to change it to residential would not be beneficiary to the other businesses already there. Mr. Hoyt stated that he did not feel Grand Junction needed such a low income housing development. He claimed that the similar project on Belford required the aid of the police department due to increased vandalism, and he feared that if the proposed apartments were to be built, the vandalism would increase in the area of his business. He went on to list further complaints such as improper play areas for children and a dangerous intersection near the proposed sight which would be hazardous with more traffic. He stressed his disapproval on the choice of locations for the project in question.

Mrs. Russell asked Don Warner to explain just what type of housing this would be. Mr. Warner explained that the proposed plan was for a 75 unit apartment complex similar to the complexes in Garden Village at 2601 Belford. Mr. Warner agreeing with Mr. Hoyt on the traffic problem which could arise with greater density in this area, suggested that the main entrances to the apartment on Main rather than on Rood for safety reasons. Mr. Warner then clarified that this area was not totally commercially zoned presently, by stating that on the south and east it was C (commercial) but on the north it was R-2 and on the west it was R-2 (residential). He stated that there was a lot of single family housing in this area.

Mr. Paruch asked Mr. Warner to explain the Bulk Development. Mr. Warner said that it is necessary for the developer to present to the planning commission a plan of what will be done for

approval. Mr. Hoyt stated that if this building is constructed, that he will be looking at the back of it. Mr. Warner replied that at it's present zoning of heavy construction of a warehouse or some such building which would probably be worse to look at than an apartment house. Mr. W. T. McBride from the audience stated that he lived on east Main Street and voiced his disapproval of the proposed zoning change, too. He asked where would all of the children play safely in this commercial district. He said that in his opinion, this was a poor decision on part of the developer to plan such housing in such an area where children would be playing in the streets. Mr. McBride stated that he felt this type of planning is not representative of the people that will have to utilize these units.

Mr. Russ Anderson, developer for this project, explained that in the 236 program, a certain amount of open space is required and that is why only 75 units are proposed for this area which covers approximately 2 blocks. Also, play areas are required and will be included in the plans. Mr. Anderson introduced architect for the project, Paul Mayberry who explained the very strict stipulations placed upon the developer and associates by FHA. He said that all planning is very closely studied. He explained that FHA permits much less density than average developments. He also said that these particular type of developments are much nicer than the average apartment buildings and much more carefully planned. Density, play areas, traffic situations are all carefully studied. He stressed the fact that there were a number of knowledgeable people involved in the planning of this project, and that in his opinion it would be an asset to the area as well as to the community. He pointed out that out of the 75 units, most of them will be one bedroom occupied by the very young or the old therefore there probably will not be a lot of children. He said that if this area were used for single family dwellings, there would be many more children than what the apartment housing project will bring. Mr. Anderson stated that he felt it is better for the community and owner of the apartments as well to have a local manager, and stated that he hoped to get local managers.

Dick Youngerman asked Mr. Anderson if the project is financed and how. Mr. Anderson said that the property has been approved and that the purchase of the property is in option and finances arranged. Gene McEwen asked if they could guarantee that rent would be cheaper than the average apartment rent, and Mr. Anderson said that he felt it probably would be but couldn't really say at this time. He went on to explain that rent will be based upon the prospective tenants income, and explained rental supplement.

Bob Stack, manager of the Freeway Bowling Lanes came before the commission and stated that he used to work for the Community Council and he said that he would highly recommend such a project because we do need it and also it would be an

asset to Grand Junction, and he said he felt the project should
Mr. Anderson gave estimated rental fees as follows:

One bedroom	-	\$90-\$100
two bedroom	-	\$100-\$115
three "	-	\$120
four "	-	\$140

Mr. Hoyt again voiced his disapproval and said that it was his feeling that this particular location was poor for the proposed project. He said after hearing the proposed rental fees that if low income people could afford these apartments, they could afford to buy homes. Dick Youngerman commented that although these people could pay such monthly rent, they probably could not afford to make a down payment on purchasing a home.

Dick Stranger at this time made a motion to table this for further study. He commented that at this time his personal feeling was against this project as he felt such housing would down grade this neighborhood. Gene McEwen seconded the motion and it passed unanimously to table action until the next meeting. There was some discussion as to when the next meeting would be, and it was decided that a special meeting would be held in two weeks to further consider the zoning change of Block 5, East Main Add.

PUBLIC HEARING: ZONING OF FILES ANNEXATION, TO C-1

There was no discussion from the audience on this matter, so Mrs. Russell closed the hearing. Mr. Paruch made a motion to approve this zoning of C-1 and recommend it to city council. Dick Stranger seconded the motion and it passed unanimously.

VACATION: EAST-WEST ALLEY, BLOCK 1, MOBLEY'S SUBDIVISION

Don Warner explained that the planning commission had received letters from both parties owning the property in question requesting vacation. Mr. Warner explained the location and type of vacation. Mr. Stranger moved the vacation be approved and Mr. Youngerman seconded the motion and it passed unanimously.

CONSIDER REPLAT OF CINDY ANN SUBDIVISION

Mr. Warner explained that this was merely to change the size of the lots. There was discussion among the members and Mr. Youngerman made a motion to accept the replat and Mr. Paruch seconded it and it unanimously carried.

DISCUSSION: NAME FOR LITTLE BOOKCLIFF RIGHT-OF-WAY

Mr. Warner explained the Little Bookcliff right-of-way north of Bookcliff Avenue and suggested that an appropriate name for it would be 8th Street. The members of the planning commission