

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 25, 1968 - 8:00 a.m.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Richard Stranger, Blake Chambliss, Cecil Walt.

OTHERS PRESENT: Richard Gray, City Manager, Gus Byrom, Traffic Engineer, Don Warner, Development Director, Robert VanDeusen, C. A. Eubanks, Ben Carnes, Jack Cagle, Paul Walker, William Nelson, Mrs. J. Perry Olsen, Mr. & Mrs. Cloy Brown.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the August 28th meeting approved as sent and read.

II. ANNEXATION BOUNDARIES - 1st and Patterson (Olympic Game Farm Area)

Don Warner explained the boundaries of the request of Eugene Hansen for the property at the Southeast corner of 1st and Patterson, Olympic Game Farm Area, to be annexed to the City. Dick Stranger moved and Blake Chambliss seconded the Commission recommend to the City Council that this property be annexed to the City.

III. HEARING ON RE-ZONING - North of 12th and Patterson on West Side

Don Warner explained the location of the re-zoning request of Ben Carnes for construction of a Nursing Home behind the new Medi-Center. Chairman Baker read the opposing petition, signed by 10 residents who are adjacent property owners, which was presented to the Commission. They stated in the petition they do not think that a nursing home is compatible with the uses to which they are presently placing their property and they are opposed to such zoning change.

Don Warner read from the City Zoning Ordinance, Section 10, Amendments, j. Protest Against Change; In case of a protest against any changes in the ordinance or map signed by owners of 20% or more of the area included in such proposed change, or of those immediately adjacent to the front, side or rear thereof extending 100 feet therefrom or of those directly opposite thereto extending 100 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least six of the members of the City Council.

Mr. Jack Cagle and Mr. & Mrs. Cloy Brown were present to oppose the rezoning. They stated they live in a condominium for the purpose of quiet living. If an apartment building is built close to them, it will downgrade their property and be noisy with children and traffic. Mr. Warner suggested to Mr. Carnes of changing the location of the nursing home or not changing the zoning on the North part of the property.

Mr. Cagle asked Mr. Carnes if he would restrict this to a one-level building. Mr. Carnes did not know why so many restrictions should be made as a two-level building would not harm their view or the landscaping. Mr. Warner said the Planning Commission should have a valid reason for rezoning, stating they should consider whether this piece of land was correct R-3 Zoning. Mr. Chambliss questioned whether this development would generate more traffic on 12th Street. Mr. Warner said that a nursing home would generate less traffic than individual homes would. Mr. Baker stated the heavy traffic must be on arterial streets.

Mr. Carnes stated that had he known the residents wanted the nursing home further North, he could have changed the location a week ago, but not now.

Mr. Baker declared the public hearing of this request closed to be given more consideration at a later date.

IV. CONSIDERATION OF PROPOSED PLAT FOR SUBDIVISION (5th and Bookcliff)

Mr. Robert VanDeusen showed a sketch of proposed land use at 5th and Bookcliff. The Commission felt that this would be a proper use of the land.

V. WESLEYAN CHURCH - SIGN RESTRICTION

Rev. Robert Sander, Pastor of the Wesleyan Church at 1308 Orchard, requested permission to use a 24-square feet sign which they had already constructed. The ordinance limits the size of such sign boards for Churches to 15-square feet. It was suggested that the situation be looked over and the Commission have time to review and consider a possible change in the ordinance.

VI. MESA COLLEGE - VACATION OF TEXAS AND MESA AVENUES

A general discussion was held on the request from Mesa College for the vacation of Texas and Mesa. Don Warner showed the plans from the chalkboard that he and Gus Byrom had reviewed. One suggestion that had been made was to put a median down College Place from Texas to Elm. Another suggestion was to vacate Mesa and Texas and use two cul-de-sacs on each street.

The parking problem was another topic that was discussed. Mr. Eubanks said they had thought of color-coding stickers for cars to match the color-coded parking lot and the student would not be allowed to park in any other lot. Mr. Warner suggested the 2-hour limited parking on the residential streets. Mrs. Smith did not think this would be fair to the residents of the area as this would pertain to their own parking also. Mr. Gray stated that in the near future, the heavy traffic on Elm would eliminate the parking on Elm, at least on one side. If Texas and Mesa were closed, this would throw more traffic on Elm.

Mr. Walt asked Mr. Byrom to summarize what was reviewed earlier. The consideration of traffic circulation on North and Orchard was the first consideration. He stated he thought the best thing to do was to vacate Texas and Mesa and use the cul-de-sacs on both streets and forget the median down College Place.

Mr. Blake Chambliss stated that he thought the whole project was being looked at for the present benefits of the College and the Commission needs to look at the plan as a complete project and have a broader concept of what will happen if the College does need to expand and grow. The Commission needs long-range planning and the cooperation of the College and the City to do this.

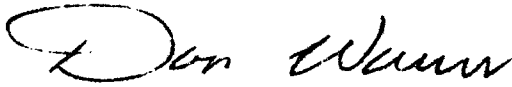
Blake Chambliss moved and Cecil Walt seconded that the Commission recommend to the City Council to vacate Mesa and Texas Avenues from College Place to 12th Street with the provision that the City have the rights to the Utility Easement. The motion passed with five "yes", Dick Stranger -"no".

VII. CONNECTED LAKES AREA

Mr. Cecil Walt moved and Dick Stranger seconded that the Commission recommend to the City Council they approve a suggestion from Paul Walker and Don Warner for the City to dedicate a 30' strip of land on a 10-acre tract which the City owns in the Connected Lakes Area to be used as a public road.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Directo

DW/bb