

## MINUTES

### REGULAR MEETING

#### GRAND JUNCTION PLANNING COMMISSION . .

Wednesday -- March 25, 1959 -- 8:30 A.M.

CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held their regular meeting in the Conference Room of the City Hall at 8:00 A.M. on Wednesday, March 25, 1959, with the following members present:

Chairman Glen Hopper, Mr. Howard McMullin, Mr. V. L. Colony, Mrs. Cleo Diemer, Mr. Richard Zollner, Mr. Robert Van Deusen, and Secretary R. E. Cheever.

Absent: Mrs. F. A. Brumbaugh and Mr. Claud Smith.

Also present: Councilman Edward Strnad, Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Dr. Geo. Bosma, Attorney Frank Hockensmith, Mr. Earl Barbour, Mr. Jim Gale, and Attorney Tom Elder.

The meeting was called to order by the Chairman. Motion was made by Mr. McMullin that the minutes of the special meeting held on March 18, 1959 be approved as written. Seconded by Mr. Colony, and carried.

The Chairman called for the report on Dr. Bosma's petition for annexation, and Attorney Frank Hockensmith, speaking for Dr. Bosma, said that due to the fact that the title to this property is in the name of Bishop Joseph C. Willging who recently passed away, they had an unsigned petition to present, as the local church people were reluctant to sign it. What they were wanting at this time was approval of what they had planned for this area so they can go ahead with their plans, and then present the signed petition later.

When asked if the time element of the option was an important factor, Dr. Bosma said that the Church will give him an extension on his option.

Mr. McMullin asked Dr. Bosma if he would object to revising his annexation petition to include that area West of 7th Street which is not in the City, and Dr. Bosma said that would be agreeable with him if they wanted to come in at the same time. Dr. Bosma also agreed to give the necessary right of way along 7th Street and along Bookcliff.

The question of the drainage ditch was brought up, and Mr. Cheever pointed out to the Commission the fact that the City of Grand Junction has paid taxes for the construction and maintenance of these ditches throughout the years and it was his opinion that the Grand Junction Drainage District should be called upon to pay for covering these ditches.

Mr. Alstatt said that this was due to the fact that originally these drainage ditches were to help the economy of the town. He also said that lately the Drainage District has been covering the ditches when the property owner furnished the materials.

Mr. McMullin then made the following Resolution: That this Commission call the attention of the City Council to the fact that the Grand Junction Drainage District receives a large portion of its revenue from tax payers residing in the City of Grand Junction and that the Council be requested to send a committee to meet with the Board of Directors of the Grand Junction Drainage District in an effort to work out a fair policy for covering drainage ditches within the city limits or immediately adjacent thereto.

In the discussion following, Councilman Strnad said that this is nothing new for the Council -- it is just one of many problems -- and they are very cognizant of this situation; however, he said they will try again to get something done about it, and having the backing of the Planning Commission would help a great deal.

Mr. Cheever said that this really is a legal question and because of being mixed up with State Statutes the City cannot withdraw the mill levy nor pull out of the District.

The Resolution that Mr. McMullin had made was then seconded by Mr. Colony, and carried.

Dr. Bosma said that he would like to have some assurance from the Commission that what he planned to do in this area would be acceptable.

Mr. Van Deusen, chairman of the annexation committee, said that they had visited the site and they would like to see as large an area as possible brought in, although Dr. Bosma's property is eligible in itself to come in. But they would like to see an attempt made to get Mr. McCary to come in too.

Mrs. Diemer, chairman of the zoning committee, said they would recommend that this come in as Business AR, which would meet all the requirements of Dr. Bosma.

Mr. McMullin then made the motion that this annexation of Dr. Bosma's be accepted in principle and that final action on said petition be deferred until a special meeting to be called some time after April 2nd. Seconded by Mrs. Diemer, and carried. (Mr. Zollner asked to be excused from voting).

Attorney Elder, speaking for Mr. Earl Barbour, said that they had presented a petition for this annexation at 28th and Orchard previously and had been asked to try and square up the property to be annexed. Now they would like to have temporary approval of what they propose to do.

Mr. Cheever said this piece of property is the key to other property that wants to come into the City.

Mr. McMullin said he could see no reason why this should not be annexed and zoned Residence "A". He mentioned that previously Mr. Van Deusen had raised the question that Indian Wash was a natural

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barrier; however, he pointed out that a trunk line for the sewer could be brought down east of Indian Wash.

Mr. Van Deusen said that his thought had been that this might give us time to get the entire area annexed, but we cannot ask these people to wait indefinitely. He reported that the annexation committee has looked over the property and it is eligible for annexation.

Motion was made by Mr. Colony that the Commission recommend to the City Council that this tract be brought into the City, provided a qualified petition is presented. Seconded by Mr. Zollner, and carried.

Chairman Hopper then asked if we should have a special meeting of the Commission to discuss the new Zoning Ordinance.

Mr. Colony said he thought a special meeting should be held and this ordinance gone over page by page. Mr. Allen said the Commission could get farther this way. Mr. Alstatt mentioned that we should have a rough map in connection with the study of the ordinance; however, Mr. Allen advised it would be better to have a map after a preliminary study of the ordinance.

Mrs. Diemer brought up the subject of Williams Park again, and asked for a report on this from the Council. It was pointed out to Mrs. Diemer that this is surrounded on three sides by alleys and that a short barricade could be erected to keep the trucks from cutting across the area and no doubt it could be completely fenced for a neighborhood playground when money is available.

Upon motion by Mr. McMullin and second by Mr. Colony, meeting was adjourned.

R. E. Cheever, Secretary