

MINUTES
REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- April 29, 1959 -- 8:00 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, April 29, 1959, with the following members present: Chairman Glen Hopper, Mrs. Cleo Diemer, Mrs. F. A. Brumbaugh, Mr. Rudy Harras, Mr. Robert Van Deusen, Mr. Alex Bauer, and Secretary R. E. Cheever.

Members absent: V. L. Colony and Claud Smith.

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Chief of Police Karl Johnson, Fire Chief Frank Kreps, City Attorney Gerald Ashby, Messrs. Dale Luke, Lloyd Files, Jim Kurtz, Dick Wells, Orville Barbour, Hurd, Gormley, and Rev. Wood.

Meeting was called to order by Chairman Hopper, and motion was made by Mrs. Brumbaugh that the minutes of the special meeting held on April 15, 1959 be approved as written. Motion seconded by Mr. Cheever, and carried.

The Chairman welcomed the two new members to the Commission, Mr. Harras and Mr. Bauer. Mr. Hopper then said that since the Commission is without a Vice Chairman, due to Mr. McMullin's resignation, he would entertain nominations for this office. By unanimous vote, Mr. Robert Van Deusen was elected Vice Chairman of the Grand Junction Planning Commission.

ITEM NO I. - Reports on Zoning of Brach's Market area

City Engineer Alstatt reported that a compromise had been filed on this petition, as follows:

"The following described tract of land requested to be zoned Business "AR": Beginning at a point 30' North and 30' East of the West $\frac{1}{4}$ corner of Section 11, T1S, R1W, Ute Principal Meridian, thence South 89°48' East 167.10', thence North 08°03' West 122.75', thence North to the North line South $\frac{1}{4}$ Southwest $\frac{1}{4}$ Northwest $\frac{1}{4}$ said Section 11, thence West 150' to a point 30' East of the West line of said Section 11, thence South 00°06' East 300' to the point of beginning."

City Attorney Ashby explained this, saying that the residence and the area north of the present residence will remain residential, and the area along North 1st Street including the present store will be zoned Business "AR" (in the new Zoning Ordinance this would be zoned as a Shopping Center).

Mrs. Diemer, chairman of the Zoning Committee, and the two members appointed to fill the vacancies on this committee - Mr. Bauer and Mr. Hopper - reported that they had made an on-the-spot investigation of this area and would recommend that this petition, with amendment, be approved.

Motion was made by Mr. Cheever that this report of the Zoning Committee be accepted and recommendation made to the City Council that they continue with this annexation on these recommendations. Seconded by Mr. Van Deusen, and carried.

ITEM NO. II - Report of Zoning Committee on request for rezoning of the area south of alley on North 7th Street, between Belford and North Avenues, from Business "AR" to Business "A".

Mrs. Diemer reported that the Zoning Committee had also made an on-the-spot investigation of this area and would recommend that this petition be denied.

Mr. Hopper added that one of the reasons for this denial was due to the fact that the Commission does not want strip zoning to start down Seventh Street from North Avenue.

Motion was made by Mrs. Brumbaugh that this report of the Zoning Committee be accepted and recommendation made to the City Council that this request for rezoning be denied. Seconded by Mr. Cheever, and carried.

Due to the fact that Item III on the Agenda - Report on Traffic Circulation Plan - would be quite a lengthy report, Item IV was next considered.

ITEM NO. IV - Teller Arms

Mr. Dale Luke presented a plat of his proposed sub-division, (Teller Arms - located at 23rd & North) and stated that he had been before the Commission in January for preliminary approval but at that time had been advised that the boundaries should be squared up before the area was brought into the city.

Mr. Luke said that due to some existing long-term leases that were involved with this property, it had taken considerable time to get this worked out. In the plat presented, 26th Street would run straight through to North Avenue. The part that is under lease (some until 1974) lies along the entire length of 26th Street; however, these people have agreed if the street is taken straight through on the West side of the property, they will not hinder the annexation.

Mr. Luke stated that he had appeared before the County Planning Commission, the Fruitvale Planning Commission and the County Commissioners and had the approval of the utility companies and the Director of Public Works, the Fire Department and the Police Department, and now was asking for approval by the Grand Junction Planning Commission so that this might be presented to the City Council.

Fire Chief Kreps asked if 24th Street will connect with Mesa Gardens, and Mr. Luke replied that both 24th and 26th would connect, also stating that they were giving a 60 ft. right-of-way on 23rd Street.

Mr. Cheever asked about the alley shown on the plat between Hill and Teller Avenues running to the Golf Course on the West side, stating that it was not permissible to have a dead-end alley where it would be necessary for the trash trucks to back in order to get out.

Mr. Luke said that upon meeting with the Fire Chief and the Chief of Police they had recommended that this alley be opened. There is an easement along the West side of Lincoln Park which could be opened up and thus provide access to this alley. Mr. Alstatt said that he had had requests for an alley along the South side, and Mr. Luke indicated his willingness to cooperate with the City Engineer's office in getting this alley through.

Mr. Alstatt then said that he would have to have time to make a thorough study of the plat as presented.

Mr. Luke stated that he was very anxious to get started on this project as he has several commitments on this who are planning on going into the center.

The Chairman referred this matter to the Annexation Committee for study and report; he then raised the question of a park area in this annexation. Mr. Luke stated that when it was in with the Fruitvale annexation, 5% was forgiven; however, this 30 acres does not now have any park area, although it adjoins Lincoln Park on the West side. This would no doubt be a problem to negotiate with the City, as to whether they would prefer the 5% cash or dedicated area. The Council should decide which they would rather have, although Mr. Alstatt said that they would probably appreciate having the Planning Commission recommend which would be best.

Mr. Luke asked if this could be approved by the Commission, subject to the report of the City Engineer and Annexation Committee; however, the Chairman said that he would prefer to have the study made and then call a special meeting.

Mrs. Diemer made the motion that this be turned over to the Annexation Committee and that a special meeting be held as soon as possible after the report is made.

Mr. Bauer made an amendment to Mrs. Diemer's motion, that the Commission meet one week from today (which would be May 6, 1959). This amendment was accepted by Mrs. Diemer.

Motion was seconded by Mr. Harras, and carried.

There was discussion of the median break on North Avenue, and due to the fact that this problem interlaces with that of Teller Arms, it was also turned over to the Annexation Committee for investigation and report at the same time.

Mrs. Diemer asked if the entire Planning Commission could not make these investigations, and since this met with the approval of everyone present, it was decided that the Commission would meet for an on-the-spot investigation of these two items on Friday morning, May 1st, 1959, at 8:00 A. M. Meeting place was designated as KEXO.

Item V - Vacation in Block 1, Mesa Gardens

Deleted from Agenda by request of Attorney Tom Elder.

ITEM NO. VI - Church of the Nazarene, 10th and Grand Ave.

Rev. R. D. Wood of the Nazarene Church was present and stated that it was their wish to tear down the old parsonage on their property and replace it with a Fellowship and Recreation Hall; this building would be a one-story building, the same width as the Church and similar in appearance to the church. He stated that there is no particular parking problem at their location, although they do not have any off-street parking; however, it is their intention within the near future to acquire the property next to their church and use that for parking. The proposed Fellowship Hall would in no way enlarge the seating capacity of their church so would not make the parking any different from what it now is.

Motion was made by Mr. Bauer that the Commission approve this request and recommend to the City Council that it be granted. Seconded by Mr. Harras, and carried.

ITEM NO. III - Traffic Circulation Plan

The Chairman suggest that, with the permission of Gene Allen and the others on the Committee, this Item be deferred until the special meeting on May 6th, at which time only the two items -- this one and the one for which the meeting was called (Teller Arms)-- would be discussed.

Chairman Hopper then appointed Mr. Rudy Harras to serve on the Annexation Committee.

Upon motion, the meeting was duly adjourned.

R. E. CHEEVER, Secretary