

MINUTES
SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION
Wednesday -- May 6, 1959 -- 8:00 A. M.
CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held a special meeting in the Conference Room of the City Hall at 8:00 A. M. on Wednesday, May 6, 1959, with the following members present:

Chairman Glen Hopper, Mr. V. L. Colony, Mr. Robert Van Deusen, Mr. Rudy Harras, Mrs. Cleo Diemer, Mr. Claud Smith, Mr. Alex Bauer, and Secretary R. E. Cheever.

Absent: Mrs. F. A. Brumbaugh.

Also present: Regional Planning Director Gene Allen, Councilman Ed Strnad, City Engineer Carl Alstatt, Chief of Police Karl Johnson, Fire Chief Frank Kreps, Messrs. Dale Luke, Lloyd Files, and Patrick Gormley, and Mrs. Michael J. Sereby, Mrs. Dwight E. Anderson, and Mrs. Volney De Rush.

Meeting was called to order by Chairman Hopper. Approval of minutes was deferred until the next regular meeting.

The Chairman called upon Mr. Robert Van Deusen for the report of the Annexation Committee on Teller Arms annexation. Mr. Van Deusen gave the following report:

"May 1, 1959

City Planning Commission
Grand Junction, Colorado

Gentlemen:

The Annexation Committee has completed a study of the problem relating to the annexation of the property bounded by North Avenue on the North, Mesa Gardens on the South, 26th Street on the East and 23rd Street on the West. Our recommendations are as follows:

1. That the annexation boundary be moved East to 28th Road and the Indian Wash. This is in accord with an earlier report by this committee recommending annexation of this entire area.
2. That the problems at 26th Street and North Avenue cannot be solved practically by jogging 26th Street South of North Avenue.
3. That a more reasonable long range solution would be to extend Belford East across the Indian Wash to 28th Road. This scheme would give access from 28th Road to the proposed shopping center and residential area. In view of the increasing importance of 28th Road as a major street, we feel this is of the utmost importance.

Annexation Committee Report (cont'd)

4. That the Zoning Committee examine the possibility of zoning all the area between North Avenue and Belford Business "A" and the area South of Belford residential to match the subdivision already platted. This will meet objections voiced by people now residing in the Northeast corner of Mesa Gardens.
5. That the City negotiate an agreement with the owners of this property regarding the construction of the bridge across the Indian Wash at Belford.
6. That a driveway be provided between this property and the Veterans' Hospital to facilitate trash pick-up.

Respectfully submitted,

R. A. Van Deusen, Chairman
Annexation Committee
Grand Junction City Planning Comm."

The plat as presented of Teller Arms showed an alley along the Southern boundary between Teller Arms and Mesa Gardens. However, Mrs. Sereby, Mrs. Anderson and Mrs. DeRush who were present from the Mesa Gardens area stated that the residents in the area were very much opposed to an alley in back of their homes because their yards are not very big and they have gone to considerable expense to fix up the easements back of their places. Also, since their living rooms are all on the back of the houses, they do not want an alley and trash back there. They mentioned that better service was given on curb-pick-ups than on alley pick-ups.

They also presented the following petition, which was signed by eighteen people:

"The following property owners wish the City of Grand Junction Planning Commission to take into consideration the annexation of property East of 26th Street of the proposed Teller Arms Subdivision as presented by Dale Luke, builder and other interested parties. This property is bounded by Indian Wash on the East, Mesa Garden Subdivision on the South, proposed 26th Street on the West, and North Avenue on the North.

Area in question should be annexed with same zoning conditions as proposed for the Teller Arms Subdivision west of 26th Street between North Avenue and Mesa Garden Subdivision."

The plat, as presented, includes this area to be annexed.

They also said there is quite a serious drainage problem in that area, and they thought the alleys would have to be so constructed on that account that they would not be desirable.

City Engineer Alstatt said that an effort had been made to contact everyone in Mesa Gardens regarding this alley and the report was that they were favorable to having the alley; therefore, the plat was changed to include it. Mr. Luke is willing to give the

necessary right of way along the south side of Teller Arms. However, if it is not possible to get the right of way on the north side of ^{Mesa Gardens} other plans will have to be made. Mr. Alstatt also mentioned that alleys could very possibly help the drainage problem out there.

Mr. Cheever said that under these conditions, the plat had better be redesigned to make all front end pick-ups, as from an economic standpoint, it should all be uniform. He said it is true that better service is given on curb pick-ups; however, it is possible that it might become necessary to charge more for this type of service as it is more expensive. He stated further that it is a matter of what the people want, as the City endeavors to provide the type of service wanted.

Mr. Cheever also reminded those citizens present that any fences or improvements placed on easements were liable to be torn down if it became necessary to make any repairs; however, this would not be a City problem in the easements in question, as they are utility easements, only, as all water and sewer lines in Mesa Gardens are placed in the streets. He added that if the Engineering Department made a survey and set stakes, perhaps it would be found that the drainage problem might be solved by having alleys.

Mr. Allen pointed out that some of these alleys have right angle turns, which are not good.

Fire Chief Kreps stated that alleys were a big help sometimes in fire fighting, especially if buildings, etc. are located on the back of the property; however, when no alleys are planned and when plats are laid out with the idea of using curb pickup, usually buildings are not put on the back of the property so the problem is somewhat eliminated in such areas.

Councilman Strnad said that the problem seemed to be whether the City wants to give service through the alley or at the curb, and that the City should give the people what they want.

The question was asked if this plat could be approved for annexation, subject to engineering details which could be worked out later. City Engineer Alstatt said it could be approved for annexation but not for subdivision and that any new plans which he might work out would have to be brought before the Commission. Mr. Cheever said that the plat must be approved before the City will accept it.

Carl Alstatt then asked Mr. Luke if he would have any objections to eliminating all alleys in the subdivision. Mr. Luke replied that he would go along with this with one exception -- he must have the alley between Hill and Teller in Block 3 because of the type of structure planned for this area which will need alley service.

Mr. Colony then made the following motion: All alleys except the one between Hill and Teller in Block 3, which Mr. Luke is requesting, be done away with, and the Commission approve the annexation, the zoning and the plat as presented.

Motion was seconded by Mr. Bauer, and carried.

The Chairman then welcomed Mr. Pat Gormley to the Commission, who is attending the planning meetings as a representative of the Chamber of Commerce.

ITEM NO. II - Traffic Circulation Plan

This item was discussed briefly. Gene Allen reported that he had met with the Police Chief, the Fire Chief, and the City Engineer, and they have proposed a classification of "major" for Grand Avenue from over on the Redlands to where it connects with the Freeway for the following reasons:

1. It would serve as a northern by-pass of the business district.
2. It would serve as a through connection from the Redlands and West Grand Junction area over to the Freeway and expand the business area.
3. It stays in accord with the Barton Report which showed this as a "primary" route, which corresponds to "major".

Mr. Alstatt pointed out some objections to this route. Since Grand Avenue is basically a residential street, and from 12th Street is all residential, he suggested we use the arterial routes which we have, saying there was no reason to divert traffic through a residential district. He presented another plan: 28 Road should be a "major"; 29 Road should be a "major"; 28½ Road should be a "secondary"; reduce Orchard Avenue to a "collector". Since the right of way on 12th Street is limited, we should try to block the traffic off of it in bringing it to the arterial routes of North Avenue and the Freeway. He further stated that he believed the freeway outlet should have been on 28 Road instead of Grand Avenue, and that 1st Street to 12th might serve a purpose because 12th is going to be one of the major links.

City Engineer Alstatt recommended to the Commission that an origin and destination and topography survey of all right of way of these roads be taken, as a traffic circulation map cannot be made without this survey.

Also, he recommended that if this plan is approved, all of the right of way should be as high as we would ever need, because it can be vacated if not needed much easier than we can ask for more.

Mr. Cheever said that at a recent meeting, Mr. Shumate of the Colo. State Highway Department said that in the very near future the Highway Department is going to make an extensive origin and destination study of this entire area to help them locate their intersections on the Interstate Highway. When they make these studies and make recommendations that an interchange be at a certain place, that is where it will be. This study will be available for us to use, and he did not feel that we should approve this plan because we do not know how it is going to fit in with theirs.

Mr. Cheever then made the following motion: That the Commission table action on this plan until we have all of the facts that will be available from the Highway Commission; then the Planning Commission, Gene Allen, Carl Alstatt, and Karl Johnson can take this information and get to work on it and come up with something that will fit the over-all needs of this community.

City Engineer Alstatt recommended that definite steps be taken in the near future to get some topography maps of the area so we can see what our problems are of available right-of-way. In this stage, especially out on the Freeway area, he said traffic can be encouraged to change its habits. If right-of-way cannot be gotten on one road, then we can get it on another. By use of stop signs, people can be encouraged to change their travelling habits and we could set up a road that is not necessarily on a quarter or a half or a section line.

Planning Director Allen said the real challenge is not within the City limits. To accomplish long range planning, right-of-way is pretty well taken care of in the City; however, fringe areas are faced with problems so that right-of-way can^{not} be gotten. He mentioned that recently the County has been able to hold three pieces of right of way because of this map.

Mr. Allen said if we are to hold up waiting for an origin and destination study from the Highway Department, it is going to be another year before we can make a traffic circulation plan. His opinion is that the best thing to do is to use the information that we have, then if something that we do not already have comes up that would justify any changes in this plan, this can be done at the time this information becomes available. He said we need something to work from and he thought we should not hold off on the adoption of this plan, waiting on information from the Highway Department, and urged that this Plan be adopted.

Mr. Van Deusen said that he agreed with Mr. Allen. Our plan might be over-ruled by State Highway and Bureau of Public Works; however, he thought it might be a help to them if people who live in this area know something about the traffic problems here. If accepted, it would open the way for obtaining right-of-way.

Claud Smith stated that since the Regional Planning Commission has approved this plan, he thought this Commission should, too. No doubt there would have to be quite a few changes, but we must have something to start with and if everyone approved it, it would have more weight.

Mr. Cheever said he was concerned as to what would happen in the City limits, saying that if traffic is led into 12th Street we cannot build a street wide enough to take care of it. Possibly, Patterson Avenue could be increased to a major, but we cannot force people off of Orchard and Patterson. He said he would like to have a chance to go over this with the committee.

Mr. Van Deusen said that our immediate problem seemed to be a question of right of way through the City; he therefore made the following motion: That we recommend that 28 Road be increased to a "major" and that Grand Avenue be removed from "major" between 12th Street and 28 Road.

Mr. Cheever withdrew his motion.

Mr. Allen pointed out that with this plan the width of right-of-way in subdivisions could be controlled, and also the set-back on secondary routes would be 80 ft., giving a potential of 80 feet between center of right of way and the front of a building. Houses and buildings being built along these routes will be back far enough so no building will be close enough to prevent 10 to 15 ft. more potential, if needed for a 100 ft. right of way. This would enable a change from secondary to major, if necessary.

Mr. Bauer stated he thought we should have more discussion on this subject before any action is taken.

Mr. Van Deusen withdrew his motion.

Mr. Bauer then made the following motion: This matter be deferred for consideration and discussion at the next regular meeting. Motion was seconded by Mr. Van Deusen, and carried.

The Chairman reminded the Commission that May 18th is the date set for a meeting with the City Council for discussion of the proposed new Zoning Ordinance. Meeting will be at 7:30 P. M. in the Civic Auditorium.

Upon motion, the meeting was duly adjourned.

R. E. CHEEVER, Secretary

May 1, 1959

City Planning Commission
Grand Junction
Colorado

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