

MINUTES

SPECIAL MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- August 5, 1959 -- 8:00 A. M.
CONFERENCE ROOM - CITY HALL

A special meeting of the Grand Junction Planning Commission was held in the Conference Room at the City Hall at 8:00 A. M., Wednesday, August 5, 1959, with the following members present:

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

Absent: None.

Also present: Councilmen Strnad and Hadden, Regional Planning Director Gene Allen, City Engineer Alstatt, Park Supt. Ralph Stocker, Chief of Police Johnson, Fire Chief Kreps, and Mr. Pat Gormley of the Chamber of Commerce.

The meeting was called to order by Chairman Hopper who said that this special meeting had been called to consider one item: The Lincoln Park redevelopment plan. He explained that this had been brought up at the March meeting of the Regional Planning Commission and referred to the City Planning Commission for their judgement on the matter. He then turned the meeting over to Regional Planning Director Gene Allen.

Mr. Allen stated that the Regional Planning Executive Committee's main consideration in their study was the need of a Civic Auditorium, and the location of Lincoln Park was the result of their study.

In choosing the location of this type of facility, a number of factors should be considered: the availability of utilities; the availability of accommodations (motels, etc.) to handle conventions and out-of-town visitors; traffic circulation plan; the number of streets available to use in getting to and from the area.

Mr. Allen then said that the plan for the redevelopment of Lincoln Park which he had to present was a preliminary plan, and should be considered as such. Possibly the first question would be, "How are we going to pay for this, with an already heavy tax burden on the tax payers?" He pointed out that in this plan, there is an area designated as a "business area" which might be the answer. In brief, Mr. Allen stated, the plan itself has been set up in such a manner that we have more or less a land use plan -- much as if we were planning a new city or a land use plan for the entire City of Grand Junction.

He then showed a map of the proposed plan, which was divided up into five different areas containing a great variety of recreational facilities and embodying the idea of moving the present nine-hole Municipal Golf course to a new location and utilizing all of that area as park area, since most of the existing recreational facilities in Lincoln Park are over-crowded. By selling some of the Park area along North Avenue for businesses, which would bring a good price because of the location, acreage for an 18-hole Golf Course in some outlying area where land is cheaper could be obtained. The Civic Auditorium as planned would have a capacity of from 4,000 to 5,000, with 1000 parking spaces provided, and the estimated cost would be around half a million dollars.

Mr. Allen stated that Grand Junction compares favorably with other cities of the same size regarding the amount of park area it now has; however, population within the City and outside of the City is increasing faster than our park areas are growing.

A lengthy discussion followed, with some favorable comment being made on the establishment of restricted businesses in the Park; however, the general feeling of the members of the Planning Commission was against the sale of any of the Park area whatsoever. They agreed that there was a great deal of merit in the plan presented and also that there is a need for the revision of the land use of the Lincoln Park area. They were of the opinion that more parking area should be provided than what was shown on the plan, as they felt this would be a vital need in future years, and were not opposed to the idea of the establishment of an Auditorium in the area.

They also agreed that the present 9-hole Golf Course is not adequate and cannot be expanded in this present area; also, that this is not a good location for a golf course any more since it has become surrounded by residential property. It was felt that an 18-hole golf course would be justified and could be supported in this community. The area now used by the golf course is needed in the park.

It was the opinion of several members that the land for a new 18-hole golf course need not cost the City a dime, as there is plenty of land that a developer would no doubt be glad to donate to the City, if they would install a golf course on it, as this would improve the value of his land a great deal. Finding money to develop the course after the land is acquired would be the big problem.

There is also the possibility of obtaining some land from the Bureau of Land Management; however, it was pointed out that the areas that would be desirable for such purposes will not remain available indefinitely and should be investigated at an early date. There are some tracts that do have potential value for this use. Also, although the purchase price of this land is very low, if it is purchased the City would have to out-line a 20-year recreational program and be bound to it, whereas if land of equal value were traded for the tract, the ground can be used as the people see fit.

It was brought out that the time is coming when the City is going to have to work hand in hand with the County to encourage a City-County recreational center to be set up.

The Chairman stated that this whole thing is just an idea at present, but that he had hoped to find out from this meeting whether it merits further study by the planners and the engineering department. He then asked if the Commission would care, by open vote, to establish whether or not they would favor the sale of any portion of Lincoln Park.

The following motion was made by Mr. Bauer: That the Commission go on record as not favoring, at this time, the sale of any of the land of Lincoln Park. Motion was seconded by Mr. Colony, and carried on an 8 to 1 vote.

The Chairman announced he will appoint a committee to work further on this problem, and when there is some further development along this line, another special meeting will be called of the entire Commission to hear and discuss their report.

Motion to adjourn was made by Mr. Cheever, seconded by Mr. Harras, and carried.

R. E. CHEEVER, Secretary