

MINUTES

REGULAR MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- August 26, 1959 -- 8:00 A.M.
CONFERENCE ROOM - CITY HALL

The regular meeting of the Grand Junction Planning Commission was held in the Conference Room at the City Hall at 8:00 A.M., Wednesday, August 26, 1959, with the following members present:

Chairman Glen Hopper, Mrs. Cleo Diemer, Mr. V. L. Colony, Mr. Alex Bauer, Mr. Robert Van Deusen, Mr. Abbott Tessman, and Secretary R. E. Cheever.

Members absent: Mr. Rudy Harras and Mr. Claud Smith.

Also present: Councilman Ed Strnad, Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Chief of Police Karl Johnson, and Messrs. Faussone, Nestler, Luke, and Gormley.

The meeting was called to order by Chairman Hopper.

The Chairman asked for approval of minutes of the regular meeting of July 29, 1959 and the special meeting of August 5, 1959. Mrs. Diemer said there was one correction to the minutes of July 29, 1959 which she would like to make: In the fourth paragraph from the end, on page 7, she said: that the wording should be "as special meetings shall be devoted exclusively to study of long-range planning matters" in order to conform with the wording in the by-laws.

Motion was made by Mr. Bauer that the minutes of the regular meeting held on July 29, 1959 be approved, with this one correction, and that the minutes of the special meeting on August 5, 1959 be approved as written. Motion seconded by Mr. Colony, and carried.

The Chairman announced that he would like to appoint the following committee to consider the Lincoln Park area and to work with the Committee from the County Planning Commission on City-County recreational problems: Chairman, Mr. Rudy Harras
Mr. Carl Alstatt
Mr. T. J. Harshman, who had been selected by the Chamber of Commerce.

III. ZONING COMMITTEE'S REPORT ON NORTH MONTEREY PARK

The Chairman then called upon Mrs. Diemer for the Zoning Committee's report on North Monterey Park.

Mrs. Diemer reported that the committee had made an on-the-spot investigation of the area from Orchard Avenue to Patterson Road and from 7th Street to 12th Street. They had made a study of a land use map showing buildings and other development now there and had taken into consideration the topography of the ground and the drainage ditch which is now there, and the possibility of doing away with it. They had also studied existing roads and streets. Also, Mr. Allen and Mr. Alstatt had contacted owners of the surrounding property or their legal representatives, and Mr. Alstatt reported that it might be difficult to secure proper right of way at the East end of Book-cliff Avenue.

After this study, the Committee recommended that, as per the map presented, part of the area be zoned Transitional and part Residence "C", which would correspond to R-3 in the new zoning ordinance.

Mr. Faussonne then said that they were well pleased with the Zoning Committee's report, their only request would be an extension of the Transitional zoning to take in the NW part of ~~the property~~ ^{the} property so that they would have an area large enough to build a clinic there.

Mr. Bauer made the statement that the Board was not adverse to considering rezoning at a later date when a request comes in for a clinic; however, they did not think that there was a request before them at this time. He then made the following motion: "That the Planning Commission recommend to the City Council that the territory and area in question be zoned to Residence "C" - corresponding to R-3 in the new zoning ordinance". Motion was seconded by Mrs. Diemer, and carried.

II. REQUEST FOR REZONING BY MR. LOREN NESTLER

The Chairman then called upon Mr. Loren Nestler.

Mr. Nestler said that he was not actually requesting rezoning, but what he was wanting was permission to build a second unit to match their present structure. He explained that their business was of two types -- one, a painting business, which might be objectionable in a residential area, and the other, a studio-type of business. They wished to build the second unit in order to have a place in which to store paint, etc. These structures could eventually be converted into apartments, Mr. Nestler said.

However, since this business is a non-conforming use in this zoning, it cannot be enlarged, and since the City Attorney had ruled that the Board of Adjustment would have no authority to act on a request for a variance if a new building were to be built, there was nothing that could be done about this request.

At this time, the Chairman welcomed Mr. Abbott Tessman, the new Board member appointed at the last Council meeting.

IV. REPORT OF ZONING COMMITTEE ON WEST LAKE PARK

Mr. Hopper then called upon the Zoning Committee for their report on the zoning of West Lake Park. A map of the area was presented by Gene Allen, and Mrs. Diemer said that the Committee would recommend "Industry A" for the strip along the highway and the portion below the bluff, which is a natural barrier, ~~and Business "B" for the area above the hill.~~

Mr. Cheever made the motion that the Commission accept the report of the Committee and make recommendations to the City Council along these lines. Motion was seconded by Mr. Van Deusen, and carried.

Mr. Dale Luke was present, and the Chairman then called upon him. Mr. Luke said that he was looking for some property with the idea of developing a subdivision for trailer houses. He said that he would get the approval of the Health Department on the amount of ground needed per unit, but these would be trailer lots -- smaller than

ordinary lots, and would have planned streets, curbs, sewer and water connections, etc. He would like 20 or 40 acres, or more, to be planned and zoned and subdivided exclusively for trailers.

He said he thought the Commission should be thinking about a new classification in the zoning ordinance which will permit trailer subdivisions -- not a trailer park. He pointed out that at the present time there is no classification or provision made for trailers in the City of Grand Junction, further stating that other cities have done this.

Mr. Allen reported that he was gathering information on this subject.

Mrs. Diemer recommended that this matter be turned over to the Attorney to see what can be done in regard to taxes.

Mr. Hopper said there will be further discussion of this subject.

V. REPORT OF ZONING ORDINANCE

Mr. Allen reported that since the Council meeting a month ago when the request was made that something be done on the zoning ordinance, they have met 13 or 14 times and have also met with the City Attorney to go over some of the legal problems. They have met with Chief Johnson in regard to the parking and unloading section of the Ordinance.

There is still some research to be done on a number of items, but they have gone through the entire ordinance and their next step will be to make a second draft which they would like to submit to the zoning committee, or the entire commission, for their consideration of the changes incorporated within it. He stated that they have made good progress on this the past month.

Mr. Hopper said that before this ordinance goes to the Council, he intends to request the Bar Association to appoint an attorney to confer with our City Attorney in regard to the legal standpoints in it, and they have expressed their willingness to do this. After the Planning Commission has gone over it and studied it, then it will be moved to these attorneys for the final checking, so when it comes before the Council it will be as near perfect as possible.

Mr. Alstatt recommended that this be done after the second draft is completed and before the third draft is made, because they may make some changes that will affect the over-all picture.

The Chairman then thanked Gene and Carl for the progress they are making on this and the time they are putting on it, and said that at any time they want a special meeting called, to let him know.

Mr. Hopper then called upon City Engineer Alstatt who had an annexation petition to present. This area includes all of the Salt Lake Hardware ground and everything South of the Highway to the railroad tracks and West to the City Limits. Mr. Alstatt stated that the petition had been signed by all but one, and he would not oppose the annexation. He mentioned that the MORNING SUN is building a new building out there and cannot make sewer and water connections until this area is annexed.

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Motion was made by Mr. Colony that the Commission recommend to the City Council that this area be brought into the City and zoned Business "B". Motion was seconded by Mr. Bauer, and carried.

Before motion to adjourn, the Chairman announced that he would like to appoint Mr. Tessman a member of the Annexation Committee.

Upon motion by Mr. Cheever, seconded by Mr. Bauer, and carried, the meeting was adjourned.

R. E. CHEEVER, Secretary