

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Monday -- September 28, 1959 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

MEMORANDUM

Board members present: Chairman Glen Hopper and Mrs. Cleo Diemer  
Others present: Councilman Edward Strnad, Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Chief of Police Karl Johnson, Mr. Pat Gormley, and Mr. Bob Faith.

Since there was not a quorum of the Planning Commission present, no action could be taken at this meeting; however, Chairman Hopper asked that informal discussion of the items appearing on the Agenda be held.

I. Report of Lincoln Park Committee

City Engineer Alstatt reported that the Lincoln Park Committee had held two meetings - the first was more or less of an organizational meeting to set up a schedule. Some time was spent in driving around looking at park facilities and also possible park sites.

They feel their first move should be to find out the feasibility and the possibility of re-locating the Golf Course, and are now working along these lines. If this can be done, then they will start planning the re-development of Lincoln Park.

Mr. Strnad asked if it is not the function of the Lincoln Park Committee to first look at Lincoln Park development plan to see if it is feasible and to look at the Golf Course and find out whether we have out-grown it.

Mr. Alstatt replied that since both the Lincoln Park course and the Bookcliff Country Club golf course are now filled to capacity, it would indicate the need of more room for golfing. He said the first thing to do would be to find a suitable place and then the approximate cost of what it would be to get another site for the golf course, and then see if it would be possible to do it.

The question was asked if land would be available from the Bureau of Land Management, and Mr. Allen said that this land was not suitable for two reasons -- it is too rough, and the lack of water.

Mr. Allen then stated the County Planning Commission made a recommendation on the land in the Jacob's Ladder area which will be submitted to the Commissioners this week or next. He thought it would be well if a representative from the City Planning Commission could appear with the County on this subject.

II. Report on Zoning Ordinance

Mr. Allen said they have not gotten out a second draft yet, but would concentrate on doing this before the next monthly meeting. Mr. Allen has sent for some additional literature, but as yet has not had time to go through it. He reported that the County Resolution is about ready now.

III. Request for Filling Station -- 1st and White

Mrs. Diemer reported that the committee had made an on-the-spot investigation and, although there are four other filling stations in this vicinity, they thought it would be well to consolidate this type of business along the Freeway where traffic can be controlled, and also there is adequate parking and it is already properly zoned; therefore, they would recommend that this station be allowed. However, Mrs. Diemer pointed out that only two of the committee members were present at this meeting, the others being out of town.

Since Mr. Bob Faith has a limited option on this, it is important that the matter come before the Council at the special meeting called for this evening (Monday, Sept. 28th). Councilman Strnad said that if it were made clear that the Council is not by-passing the Planning Commission in considering this, and if it were agreeable with all present, it would be possible for the Council to make a recommendation that this be approved at tonight's meeting. The Planning Commission can then take official action on the matter at their regular meeting on Wednesday, Sept. 30th. This course of action was agreeable with all present.

IV. West Lake Park -- Annexation & Zoning

By-passed. Secretary instructed to make a list of all present at the meeting where zoning of West Lake Park was considered and map presented.

V. Request for Rezoning - 1650 North 15th St. (Bruce Kane)

Mr. Allen and Mr. Ashby had talked about this matter and had concurred on the meaning of the word "temporary". This is a non-conforming use and was at the time it was annexed to the City, at which time it was a small neighborhood grocery north of Gilbert's Market. The owner then is the same as at the present time, and at that time he got some kind of an approval from the City that he could open that up as a store after he came into the City.

Mr. Hopper then read the ordinance pertaining to non-conforming use.

This building for the last 10 years has been there with no business use and no business storage -- only dead storage. Some fixtures are left in connection with the business when Mr. Kane was using it. Usually in zoning ordinances, the word "temporary" means one to five years of non-conforming use; therefore, it is doubtful that this could be considered as "temporary". It was decided this is mainly a legal question, and Mr. Alstatt said he would get a written statement from Mr. Ashby concerning this, if Mr. Ashby cannot attend the meeting Wednesday morning. The question was asked if a non-conforming property changed hands, would zoning remain the same - and the answer was that it would remain the same.

This property is right on the property line on E. 15th Street and not desirable as a residential use, although they do live there. The house is set back farther than the store building which extends out toward the street, but the house is still not back the required 25 ft. It was suggested the store building could be moved back, making this a better residential property.

Mrs. Diemer suggested a petition should be circulated before anything more is done; however, Mr. Alstatt felt that if the Commission was going to look with disfavor on it, there would be no use in Mr. Kane's circulating a petition on something that is impossible.

Mr. Allen said the Commission would have to take a stand on this; also that it had all the appearances of spot zoning.