

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- October 28, 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, October 28, 1959, with the following members present:

Chairman Glen Hopper, Mrs. Cleo Diemer, Mr. Robert Van Deusen, Mr. Alex Bauer, and Secretary R. E. Cheever.

Members absent: Mr. Abbott Tessman and Mr. V. L. Colony. (Mr. Claud Smith and Mr. Rudy Harras have sent in their resignations from the Commission since the last meeting).

Also present: Councilmen Edward Strnad and Arthur Hadden, Regional Planning Director Gehe Allen, City Engineer Carl Alstatt, and Mr. William J. O'Brien.

The meeting was called to order by Chairman Hopper.

Motion was made by Mrs. Diemer that the minutes of the last regular meeting be approved as written. Motion seconded by Mr. Van Deusen, and carried.

The Chairman then called for the report of the Zoning Committee on the request for the rezoning of Block 1 and the North half of Blocks 2 and 3, which had been presented to the Commission. Mrs. Diemer gave the following report:

The Zoning Committee held an on-the-spot investigation of the area in question, with all members of the committee being present except Mr. Alstatt, and spent considerable time discussing this. Special consideration was given to the fact that Block 1 is close to public property -- the College to the North and Lincoln Park to the East.

In the past, the Commission has always been opposed to strip zoning and has discouraged it as much as possible. In rezoning this, they felt the way would be open for strip zoning along 12th.

The corner of Belford and 12th is already zoned AR which would make it possible to have a small clinic on that corner.

The committee's thinking as to the present condition of the area is that it is quite desirable as residential property; it is close to a super market, a church, a college, and recreational facilities. There are still a number of well-kept homes in this area. These homes are owned by individuals and, no doubt, would be sold to interested parties for speculation

There is no plan for the over-all development, and even if there were, we would have to proceed with caution because we have found from previous experiences that plans do not always materialize. We have to take as our measuring stick, the worst thing that could happen here.

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It has been pointed out in the past that there is a large amount of land in the city limits zoned as Business A; therefore, the committee came to the conclusion that they could not see any immediate reason for Business A zoning in this particular spot and recommended that these petitions be denied.

The Chairman read from the minutes of July 29, 1959, a portion concerning rezoning of this area which had been presented at that time.

Mr. Alstatt mentioned that when zoning "AR" was first put in, it was supposed to take care of community groceries, etc.; however, it has become so broad, that it is not now used in the way it was originally intended.

Mr. Hopper stated that one thing that caused this decision by the committee was because there is no over-all plan for the development of the area. If rezoned to Business A, the planning commission would leave themselves wide open for justifiable criticism because:

- (1) There are traffic problems in any business development area. No provision for off-street parking.
- (2) Have public property which is the Lincoln Park area to the East of the area and Mesa College to the North, and unless it is known what kind of an orderly development is going in there, that area could be down-graded.
- (3) Personally, do not think it is good planning to allow development or extension of too much Business A, especially at the present time when we are not being pushed for any development in this area. Have Business A coming up to 9th on both sides of street; and out on North Avenue beyond the Park there is a big shopping center area. Not good planning to let strip zoning or additional Business A zone develop closer to the Park. Also, he said, another member of the committee objected to this because in comparing this with other towns, they find that business is not allowed so close to a college.

Mr. O'Brien who had brought in the petitions, stated that many of the property owners in the area would like to move off the street and cannot sell their property as residential property; neither can they rent it. They feel the traffic is a hazard, and the narrow sidewalks have increased this hazard.

Mr. O'Brien then showed the original plans which they had had for a clinical building which, he said, would have to be modified somewhat. The plans do, however, provide for off-street parking. He stated that everyone around there was happy about having a professional building located in the area. When asked by Mr. Alstatt if this could be delayed or if immediate action is necessary, Mr. O'Brien said their option is up next Saturday.

Mr. Strnad asked if the Commission has control of the premises affected (if rezoned), and Mr. Alstatt said only to the extent that they meet the building code. Mr. Strnad then asked if the Commission has the authority to pass on the zoning for one proposition only, and have a time limit on it, and then if it develops that it is not used for this one purpose, put it back to the original zoning. Mr. Alstatt said, no, anything would have to be allowed that can be put into the zone to which it has been changed.

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Mr. Hopper asked if the new zoning ordinance takes care of off-street parking, and Mr. Allen said that off-street parking is required for all uses in the new zoning ordinances. Mr. Cheever said that whoever develops the area (along North Avenue) would have to plan their own off-street parking.

There being no further discussion, motion was made by Mr. Van Deusen that the recommendation of the zoning sub-committee be approved and passed on to the City Council. Seconded by Mr. Bauer, and carried.

Mr. Hopper then said that this situation can be handled in the new zoning ordinance.

Chairman Hopper then said that he has received resignations from two members of this Commission -- Mr. Claud Smith and Mr. Rudy Harras. Motion was made by Mr. Bauer that we accept these letters of resignation and acknowledge them with a letter of appreciation for their services on this Commission. Seconded by Mr. Van Deusen, and carried. The Chairman asked the Secretary to prepare and send these letters.

Mr. Hopper said the following names have been suggested to be submitted to the City Council as possible candidates to fill these vacancies. They have all been contacted and have indicated that they would accept the appointment, if chosen:

Elmer Nelson  
George Kister  
Clinton Smith  
Ray Brackelsberg

The Chairman then asked if anyone had any other names they would like to suggest. None were presented.

Mr. Strnad asked if it were a smart thing to do, to recommend people in the real estate business for this commission, as he was under the impression that Mr. Brackelsberg's company does have loans on real estate. Mr. Alstatt said that Mr. Brackelsberg's company is a life insurance company; however, he thought there were some advantages in having real estate men on the Commission as they are well aware of the real estate values. Mr. Alstatt also said that having an attorney on the Board is sometimes convenient in answering questions., and Mr. Cheever said that after the first of the year we will have an assistant City attorney, and either the City Attorney or the Assistant will attend all meetings.

Mr. Strnad then said that the appointment actually rests with the president of the City Council, anyway.

Mr. Bauer stated that he has known Mr. George Kister for quite some time and that he believes Mr. Kister would be an ideal candidate. Mr. Allen pointed out that Mr. Kister lives in a large area recently annexed to the City. This would probably be a good reason for having him on the Commission. He also thought it might be a good idea to have someone from the West Lake Park area. Mr. Cheever said that Mr. Kister does have adequate time to devote to something like this.

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Chairman Hopper said that, with the Commission's permission, the four names mentioned above will be presented to the Council. He then asked for a report on the progress of the zoning ordinance.

Gene Allen said that Carl Alstatt and Karl Johnson had met with him and they have gone through the entire ordinance; Karl Johnson was called to discuss the traffic angle. Mr. Allen said that he has gotten quite a bit of information on it but has not had an opportunity as yet to make the changes they feel are necessary. As soon as he has completed the County zoning resolution he will have more time to work on the City ordinance again. Another thing that has delayed the ordinance is the work he has been doing on the Economic Research report for the Chamber of Commerce.

Mr. Allen assured the Commission he is working on the ordinance every minute that he can, but there is still some research work to be done. He said that he and Carl Alstatt will continue to meet and work on it as much as possible.

Mr. Hopper pointed out the urgency of this, mentioning that every time a rezoning request comes before the Commission we realize our need of it. He said that if a special meeting is ever needed, he will be glad to call one.

Mr. Hopper then asked how long it will be before we have the report of the State Highway traffic count, saying that this seemed to be causing friction in the adoption of a traffic circulation plan for the City. Mr. Cheever said there is no report as yet and he felt it was important to have these figures before making a thorough study; the Chief of Police and City Engineer also felt this would be necessary. Until we get them, he said, they were reluctant to make any recommendations. Both Mr. Alstatt and Mr. Allen said that we should be hearing from them before long, and Mr. Hopper thought if we do not receive them within a reasonable length of time, we should ask about them.

Mr. Hopper said that due to the fact that Mr. Harras was chairman of the Lincoln Park Committee, a new appointment to this committee would have to be made.

Gene Allen then gave a copy of the ECONOMIC & RESOURCES REPORT to each commission member.

Motion was made by Mr. Bauer, seconded by Mr. Cheever, and carried that the meeting adjourn.

R. E. Cheever, Secretary