

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Monday -- May 16, 1960 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

A special meeting of the Grand Junction Planning Commission was held in the Conference Room of the City Hall at 8:00 A.M., Monday, May 16, 1960, with the following members present:

Chairman Glen Hopper, Mr. Alex Bauer, Mr. Elmer Nelson, Mrs. Cleo Diemer, Mr. Robert Van Deusen, and Mr. Vick Colony.

Absent: Mr. Abbott Tessman and Mr. Frank Mercer.

Also present: City Engineer Carl Alstatt, Regional Planning Director Gene Allen, City Manager Joe Lacy, Chief of Police Karl Johnson, and Mr. Horace Wubben, President of Mesa College, and Mr. Duggan and Mr. Saunders from the College Board of Trustees.

Chairman Hopper said that this special meeting had been called in order to consider the report of the Zoning Committee on the request of the California Company for approval to construct a filling station on the NE corner of 12th Street and North Avenue. Before hearing this report, the Chairman called upon the gentlemen from the College for their opinions.

Mr. Duggan, president of the College Board of Trustees, said they were present to register an objection to the proposed filling station at 12th and North. He said they felt the station at 12th and Orchard created a traffic hazard and this one would be an even greater one. He observed that it seemed that all of the important intersections are gradually being taken over by filling stations.

Mr. Roe Saunders agreed with Mr. Dugan, adding that their feeling was that the congested traffic which would be caused would be bad for the school. He was of the opinion that the need and necessity for this filling station should be considered, and we already have a great many of them.

Mr. Nelson asked how this area would be affected by the new zoning ordinance and how it would work in with the over-all plan.

City Engineer Alstatt said that the new ordinance, as proposed, would not allow filling stations along the South side of the college but would allow them on the East side of 12th Street because they were trying to keep from creating too many non-conforming uses in the new zone map.

When asked his opinion concerning the traffic problem that might be created, Chief Karl Johnson said that it would probably not create any more of a hazard than most any other type of business that might go in there, if the driveways are properly laid out. There is a limited access on account of the street design.

President Wubben said that the College has a tremendous number of student cars to handle now and will have a continually increasing number. He stated that he had tried for 15 years to purchase this property in question and that it might be desirable for the College to exercise its right of eminent domain to acquire the entire territory, which would take precedence over private desires. He said that the College has plans for erecting several new buildings in the near future and will provide both the City Engineer's office and the Planning Director's office with a master plan.

In the discussion following it was noted that this corner has been zoned as Business "A" for a long time and no doubt was the reason the present owner purchased it; also that it is a very valuable piece of property.

Gene Allen said that from reports he has received it seems that the only way filling stations can be controlled in a properly zoned area is by a safety standard. Both he and Chief Johnson agreed that this corner, at present, has a relatively light pedestrian traffic.

Mr. Lacy said that a study made of a very similar situation in Englewood had showed that the filling station, as such, had not been responsible for any accidents; however, this study only concerned accidents involving vehicles since that particular corner was very lightly travelled by pedestrians. Vehicular accidents are not increased by a filling station on a corner because of the fact that the corner is opened up for better view.

The Chairman then called for the report from the Zoning Committee. Mrs. Diemer reported that the committee had met with Mr. Wineland and a representative of the California Company. Although the committee were generally agreed that they would prefer something else on this corner, they had no legitimate excuse for denying the request. Therefore they would recommend to the City Council that they approve the request of the California Company to erect a filling station on the NE corner of 12th Street and North Avenue. Mrs. Diemer also said that the committee was concerned with the development of the over-all area and that Mr. Wineland is desirous of developing it in a way that will be a credit to the community and not detract too much from the Park and the College.

Motion was made by Mr. Colony that the Planning Commission accept the report of the Zoning Committee and recommend to the City Council the approval of this location (NE corner of 12th Street and North Avenue) for a filling station to be erected by the California Company. Motion was seconded by Mr. Nelson.

Mr. Van Deusen asked to be excused from voting.

Motion carried on a 4 to 1 vote.

Mr. Lacy then gave a brief explanation of the manner that such matters as this request will be handled under the proposed new zoning ordinance. He said the procedure is based on a great deal of study by planning agencies. First, there is a "permitted" zone for filling stations. In a few other zones they are a "conditional" use in which they are governed by certain restrictions. In any zone they can be no closer than 400 feet to any school, playground, church, or another filling station unless located on a street with a median strip. He said this in no way evaluates filling stations against other businesses but it does recognize them as a business which creates traffic across sidewalks and the storage of flammable materials near people and business, which ties directly into public safety which seems to be the one legal field in which cities have some authority to make some provisions for this type of business.

Upon motion duly seconded and carried the meeting was adjourned.