

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 27, 1961 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Arthur Hadden, Ray Meacham, Robert Baker, Mrs. William Hyde, and Mrs. Robert Russell.
Members absent: Mr. V. L. Colony
Others present: City Manager Joe Lacy and Development Director Don Warner.

The meeting was called to order by Chairman Nelson, who welcomed the new members, Mrs. Russell and Mr. Baker, to the Commission. Mr. Nelson noted that being a member of the Planning Commission carries a lot of responsibility as there is a big job to be done in determining what is best for the community, both now and for the future.

I. MINUTES APPROVED

The Chairman noted that copies of the minutes of the last regular meeting of August 30, 1961 had been mailed to all members. Hearing no objections or corrections, he declared the minutes of August 30, 1961 approved as written.

II. REQUESTED ALLEY VACATION IN WILSON SUB RECOMMENDED

The Chairman called upon Development Director Warner to explain this request. Mr. Warner said that this is a N-S alley in the block bounded by Grand Avenue and White Avenue, 1st Street and Spruce Street, right back of Gay Johnson's restaurant. Mr. Johnson wants to close a section of the alley in order to add 15 ft. more to his restaurant all around.

Mr. Johnson owns the whole block with the exception of the Texaco Station and the West Side Grocery. He has agreed to give alley right-of-way from the unvacated part of the present alley West to North Spruce Street in order that they may have alley service. He has also agreed to put in cast iron sewer pipe under his building. The area will be an open paved parking lot across which the City will have legal ingress and egress.

Mr. Warner reported there would be no problems with either the Public Service or Telephone Company service utilities. He said he had gone over this request with Chief of Police Karl Johnson, Fire Chief Frank Kreps, and Utilities Director John Burton. It has been approved by both the Police Chief and the Fire Chief; Mr. Burton requested that cast iron sewer pipe be installed under the building, and Mr. Johnson had already agreed to this. Mr. Burton also noted that he would request the installation of a grease trap at the same time.

White ? Colony

There was some discussion as to what would happen if a building should ever be put in there at some future time. However in that event, a building permit would have to be issued and more alley right of way acquired, if needed. In this way the City would have control of whatever might be put in there.

The chairman read a letter from Mr. Johnson requesting this alley vacation and explaining the need for it. (Full copy in P.R.)

Mr. Warner commented that in industrial areas alleys are not so critically needed and wherever it is possible to vacate them the ground is much more usable and worth more for other use. In this particular instance, the vacating of the alley would help the traffic situation in that area a great deal by making parking area available for the restaurant traffic and also the large trucks that are now being parked on the streets.

Motion was made by Mr. Meacham that the vacation of this section (as shown on map presented) of the N-S alley in the block bounded by Grand and White Avenues and 1st Street and Spruce Street be recommended to the City Council. Motion was seconded by Mr. Baker, and carried.

III. REQUESTED ALLEY VACATION IN KEITH'S SUB RECOMMENDED

Mr. Warner explained that this request was for the vacating of the East 100 ft. of an E-W alley in the block bounded by Colorado and Ute Avenues and 14th and 15th Streets, just west of the Union Carbide building. Mr. Raso owns four lots to the north and south of this section.

Mr. Warner said that Utilities Director John Burton had approved this request and that Public Works Director Carl Alstatt had approved an "L" alley to the north, but does not want a "T" alley. Mr. Raso has agreed to deed ground to the north and also obtain an area to the west from the property owner in order to make a 10'x10' triangle for a turn. If he cannot obtain the property to the west, Mr. Raso said he would add enough width from his property to make the turn in order to make the "L" alley. Although this is a heavy commercial zone there are still a few residential uses that must be served by this alley. Mr. Raso has also agreed to place a manhole back on the sewer line that is in the alley right of way. The only sewer line that would be in the vacated portion would be private sewer line.

Mr. Raso has letters from both the Public Service Company and the Telephone Company advising that there would be no problem with their utilities if this alley is vacated.

Motion was made by Mr. Meacham that the vacation of the East 100 feet of the E-W alley in the block bounded by Colorado and Ute Avenues and 14th and 15th Streets be recommended to the City Council, subject to the providing of the necessary area for the turn. Motion was seconded by Mr. Hadden, and carried.

IV. RECOMMEND VACATION OF ALLEY BACK OF CITY JAIL AND SALE OF PROPERTY TO COUNTY

Development Director Warner reported that Mesa County has purchased the area west of the City-owned property upon which the City jail is located. In order to make possible a joint operation whereby they could build their jail adjacent to the City jail it is necessary to vacate a N-S alley between their property and the back of the City jail; Mr. Lacy reported that the County wished to pay the City for a small piece of property that they will need to have which lies between their property line and the alley and which is now owned by the City. He said it should be sold to them at the same price as the City paid for it, and would be a nominal amount.

Mr. Meacham said that a group of citizens who had worked on this project are to be congratulated upon their work in helping to bring about this cooperation between the City and the County.

Motion was made by Mr. Baker that the Planning Commission recommend to the City Council the vacation of the N $\frac{1}{2}$ of the N-S alley of Block 138 located between lots 11 through 15 and Lot 10, and also that the adjoining property be sold to the County at the same price as paid for it by the City. Motion was seconded by Mr. Meacham, and carried.

V. RECOMMEND VACATION OF SECTION OF 3rd STREET

Development Director Warner explained that about a year ago 25 feet on each side of 3rd Street from South Avenue to railroad right-of-way had been recommended for vacation in order to make parking space for the building on each side. 3rd Street is a dead-end street, and the request is that all of 3rd Street right-of-way from South Avenue to the railroad right-of-way be vacated in order to make it possible to put a building on the property.

Mr. Raso said he had a prospect who was interested in this property for the purpose of building a warehouse on it, although he is looking at other property also. Mr. Raso owns the property on each side of 3rd Street, and unless this right-of-way is vacated these two separate areas are not large enough to permit any kind of development or building. He said there were no utility problems in the area.

There was some discussion on the advisability of vacating such a large area, however in the discussion it was brought out that this is not City-owned property and therefore could not be sold by the City; it originally was given by property owners on either side as right-of-way and the logical thing would be to vacate it when no longer needed for that purpose. In this way, it can be put back on the tax roles and the City will receive some revenue from it.

Motion was made by Mr. Baker that due to the fact that Mr. Raso owns property on both sides of this street and very probably by this vacation would be able to develop the property and it would go back on the tax roles, that the Planning Commission recommend to the City Council the vacation of 3rd Street from South Avenue to the alley south of South Avenue. Motion was seconded by Mr. Hadden, and carried.

NOTE: All recommendations for vacations are contingent upon the property owners making proper arrangements with the utility companies of locations of utility lines.

VI. REVOCABLE PERMIT RECOMMENDED FOR ALLEY SOUTH OF SOUTH AVE AT 3rd

Mr. Warner explained that this request for alley vacation was made by Mr. Raso in order that a loading dock might be built to serve the adjoining industrial property. This is only half an alley, 10 feet wide, and it is not necessary to travel into the commercial area; however, although eventually the alley will be vacated, since it still does serve for sewer right-of-way for some of the older houses in the area, Mr. Warner recommended a revocable permit be considered rather than the vacation of the alley. This would allow the maintenance of the sewer line in the existing alley.

Motion was made by Mr. Meacham that the Planning Commission recommend to the City Council that a revocable permit be granted to allow the building of a rail loading dock in the alley space south of Lots 15 and 16, Block 164 and Lots 1 and 2, Block 163 (the alley south of South Avenue at 3rd Street). Motion was seconded by Mr. Baker, and carried.

VII. BOUNDARIES APPROVED FOR ANNEXATION OF NW CORNER, 7th & PATTERSON

Development Director Warner explained to the new members of the Commission that annexations follow a set plan - first the Commission must approve the eligibility of the boundaries of a requested annexation and make any changes they deem advisable at that time for a better-shaped annexation in view of City services. If the boundaries are approved, the next step is an economic study prepared on a three-year and a ten-year basis. This is then presented to the Planning Commission for their consideration and then if approved is presented to the City Council with the Planning Commission's recommendation. After consideration by the City Council a favorable recommendation from them results in the issuance of petitions for annexation.

The area in question, which extends 250 feet along Patterson and 200 feet along 7th Street, is in single ownership. Mr. Warner explained there would be no expense as far as the City is concerned for a water line as the area is already served with water. The sewer is a private expense and therefore would not affect the City. The owner plans to approach the adjacent property owners for permission to build an apartment house on the area, which would also have to be approved by the Planning Commission; or he will build single family dwellings if this permission is not granted by the other land owners by releasing restrictive covenants against apartments or by the Planning Commission through zoning.

Motion was made by Mr. Hadden that the Planning Commission approve the boundaries as submitted for this annexation. Motion was seconded by Mrs. Russell, and carried.

VIII. SIGNS ON NORTH AVENUE

Representatives of Cochran Advertising Company, Western Neon Sign Company, and Colorado Neon Company were present at the meeting with a request for a modification in the set-back requirements for signs installed along North Avenue between 1st and 12th Streets.

After some discussion it was decided to look into the matter further and consider it at the next regular meeting of the Planning Commission.

IX. SPECIAL MEETING SET FOR THURSDAY, OCTOBER 5th, 1961 - 8:00 A.M.

It was decided to hold a special meeting of the Planning Commission next Thursday morning, October 5, 1961, at 8:00 a.m. The purpose of this meeting will be to consider the recommendations of the Citizens Committee for Downtown Development on "Operation Foresight" and also to consider what should be put upon the petitions to be circulated. Council will act upon this at their October 18th meeting and petitions will be gotten out immediately after that time.

X. ELECTION OF OFFICERS

By unanimous ballot, Mr. Elmer Nelson was re-elected Chairman of the Planning Commission for the ensuing year, Mrs. William Hyde was elected Vice-Chairman, and Mrs. Robert Russell, Secretary.

XI. ADJOURNMENT

Motion to adjourn was made by Mr. Meacham, seconded by Mr. Baker, and carried.

Respectfully submitted,

Mrs Robert Russell
by H. H.

MRS. ROBERT RUSSELL,
Secretary