

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Thursday - October 5, 1961 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

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

The meeting was called to order by Chairman Nelson who said that this special meeting of the Planning Commission had been called for the purpose of considering the recommendations of the Citizens Committee for Downtown Development on "Operation Foresight".

Minutes of the meetings of September 26 and October 3 of the Citizens Committee for Downtown Development were distributed to Planning Commission members. Also the minutes of the last regular meeting of the Planning Commission on September 27, 1961.

MINUTES APPROVED WITH ONE CORRECTION

The minutes of the regular meeting of the Planning Commission held on September 27th reported Mrs. Hyde as present at the meeting, which was in error. Hearing no other corrections, the Chairman declared these minutes approved as written, with this one correction.

COMMISSION ENDORSES PHASE ONE OF "OPERATION FORESIGHT"

Since Phase 1 of "Operation Foresight" (the Storm Sewer project) is practically a "must" for the downtown area in order to relieve the overloaded condition of the existing combined storm and sanitary sewer system and must by its nature be done before any improvements are undertaken in this area, motion was made by Mr. Hadden that the Planning Commission, in accordance with the recommendations of the Citizens Committee for Downtown Development, recommend to the City Council the adoption of Phase 1 of "Operation Foresight" -- the storm sewer project as outlined in this report. Motion was seconded by Mrs. Russell, and carried.

COMMISSION ENDORSES PHASE TWO OF "OPERATION FORESIGHT", PLUS ADDITIONS

The Citizens Committee for Downtown Development had recommended the approval of Phase 2 of "Operation Foresight" -- the street improvement program for the area including Rood and Colorado and Main from 3rd to 7th; 4th and 6th from Rood to Colorado, and 5th from Grand to Ute with the four blocks of Main Street to become a "Shopping Park" -- plus the inclusion of the area on Colorado Avenue between 2nd and 3rd Streets, the area between 1st and 3rd Streets on Main Street, and a sufficient area so that 3rd Street between Main and Rood Avenues could be widened.

Development Director Warner explained that the property owners in the 200 Block on both Main and Colorado wanted to be included in the project for the new sidewalks and widened streets, but not the park,

although it would be constructed so that it could easily fit into the park program if it is ever wanted.

In discussing the 100 Block on Main Street, Mr. Warner pointed out that it is 10 feet narrower than the rest of Main Street. He recommended that the logical thing to do would be to widen the north side of the street to the same depth as the rest of the street would be widened, but that it would be possible to do a little less widening on the south side of the street without hurting the traffic pattern, and thus save the trees that are now in that block by the LaCourt Hotel. Mr. Warner said that the property owners in this block were being contacted, but that as yet he had no indication as to their reactions to this proposal.

It was felt that since the balance of Main Street (from 3rd to 1st) would be included, also the 200 Block on Colorado, that the widening of 3rd Street should be continued from Rood Avenue to Colorado Avenue.

There was some discussion of the inclusion of the 100 Block of Colorado in the plan, but it was pointed out that the parking situation in that block was not one that would warrant the widening of the street at this time. Much off-street parking is provided in that area by the property owners. Also, the block between 7th and 8th on Main was discussed, but the conclusion was that this area is not sufficiently developed commercially as yet to warrant being included in the program; however, it could very easily be done at some future time. At present, with parallel parking, the traffic flow would remain the same and no bottle neck would be created at this point.

Motion was made by Mr. Baker that the Planning Commission, ⁱⁿ accordance with the recommendation of the Citizens Committee for Downtown Development, recommend to the City Council the adoption of Phase 2 of "Operation Foresight" (street improvements) as outlined in the report, together with the additions as recommended by the Citizens Committee for Downtown Development in their minutes of Oct. 3, 1961, as follows: "the inclusion of the South half of Block 120 and the North half of Block 123 being the area on Colorado Avenue between 2nd and 3rd Streets; the South half of Block 100 and the South half of Block 101 and the North half of Blocks 120 and 121 being the area between 1st and 3rd Streets on Main Street; and a sufficient area on the North half of Block 101 to include street widening on 3rd Street between Main and Rood Avenues". The Planning Commission further recommends that Main Street between 1st and 2nd Streets be widened to the same depth on the north side of the street as the width proposed for the 200 Block but to the maximum depth possible on the south side of the street and still keep the trees around the LaCourt Hotel intact. Motion was seconded by Mrs. Hyde, and carried.

RECOMMEND THAT CCDD BE RETAINED AS ADVISORY BOARD

Mr. Warner noted that the Citizens Committee for Downtown Development in presenting the Plan "Operation Foresight" had virtually completed their work, at least for the present. Although the plan contains five phases, of which phases one and two are now being acted upon, undoubtedly the balance of the plan will come to the Planning Commission for completion at some future time.

Mr. Hadden made the motion that the Planning Commission recommend to the City Council that the Citizens Committee for Downtown Development be retained as an advisory body so that the Planning Commission will have liaison with the businessmen as the other phases of "Operation Foresight" are developed. Motion was seconded by Mr. Baker, and carried.

CCDD CONGRATULATED UPON OUTSTANDING ACCOMPLISHMENT

The Planning Commission expressed their appreciation of the fine work and the excellent plan as proposed by the Citizens Committee for Downtown Development in the presentation of "Operation Foresight". Motion was made by Mrs. Russell that individual letters be sent to each member of the Committee commending them and the Committee as a whole for an excellent job. Motion was seconded by Mr. Hadden, and carried.

ADJOURNMENT

Motion was made by Mr. Hadden that the meeting adjourn. Motion seconded by Mr. Baker, and carried.

Respectfully submitted,

Mrs Robert T. Russell

MRS. ROBERT RUSSELL,
Secretary