

MINUTES  
SPECIAL MEETING  
GRAND JUNCTION PLANNING COMMISSION

Wednesday -- October 15, 1958 -- 8:00 A.M.

CITY HALL

The Grand Junction Planning Commission met in special session at 8:00 A.M. in the Civic Auditorium on October 15, 1958 with the following members present: Chairman M. A. Cornelison, Vice-Chairman Howard McMullin, Secretary R. E. Cheever, Mrs. F. A. Brumbaugh, Mrs. Cleo Diemer, Mr. Robert Van Deusen.

Absent: Mr. Richard Zollner, Mr. Glen Hopper, Mr. Claud Smith. Also present: City Engineer Carl Alstatt, Chief of Police Karl Johnson, Dr. K. L. Graves, Mr. Geo. Kister, Mr. Lee Ford, Mr. Wm. Rump, Mr. R. L. Maffey, Mr. Wm. Sullivan, and Mrs. Wm. Arcieri.

Chairman Cornelison called the meeting to order and asked the Zoning Sub-committee for their report on West Lake Park.

Mrs. Diemer, chairman of the Zoning Sub-committee, gave the following report on West Lake Park:

"In general, the plat of West Lake Park met with the approval of the Committee. A motion by Mr. McMullin in regard to one small portion being changed from Industry "A" to Industry "B" did not receive a majority vote, and it was decided to refer the matter to the entire planning group for their consideration."

As the plat had been prepared, all of the area will be zoned as Residence "A" with the exception of a portion along Franklin Avenue which is Residence "C" and Business "A" on the south and Residence "B" on the north, and an adjoining portion which belongs to the State Highway which is zoned Residence "C" as a protection so that the zoning may be controlled. The City might be able to secure this plot for a park at some time in the future. Also, portions along the west of the tract, below the bluff, were marked Business "A", Business "B", and Industry "A".

Mr. McMullin explained that the way the land lays, with quite a bluff along the boundary of the Residence "A" zone, it would be feasible to zone that portion below the bluff as Industry "B", thus making all the established businesses in that section conform to the regulation. This area is marked Industry "A" on the plat.

Mr. Van Deusen said that although we do have some Industry "B" in that section, he did not think we should encourage any more such industry by zoning it that way.

Mr. Cheever said that we do not like non-conforming uses; but there is not too much that would be non-conforming in the area, and he would not recommend changing it to Industry "B".

Mr. Cornelison pointed out that there are already some nice businesses established in this location and asked if the Commission was not of the opinion that it should be up-graded, instead of being put in a lower zone bracket. He said that Business "B" would take care of everything in the area except the Stock Yard and the Junk Yard.

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Conditions surrounding the Arcieri Nursery were next considered; this portion is zoned Residence "A" with the Nursery being a non-conforming use. However, the Commission could see no harm in this.

Mr. Alstatt pointed out that by zoning it this way, no other type of business could be put in there at some future time. Mr. Cheever said that perhaps the Arcieri property will become so valuable they will not want to maintain it as a Nursery; in that case, we do not want any other business to be put in there.

Mrs. Arcieri was present and asked about the use of irrigation water if this area is annexed to the City, and City Engineer Alstatt said that it would be very doubtful that the City would eliminate ditch water in the area, if annexed, as they have not done so in other areas now in the City.

Mr. McMullin remarked that we cannot change the use of the property which is established when taken into the City -- all we can do is zone it so no detrimental business can come in.

Motion was then made by Mr. McMullin as follows: "That the Plat as recommended by the Zoning Sub-committee be approved with the following change: That portion marked "Industry A" be marked "Business B". Motion seconded by Mrs. Diemer, and carried.

The Chairman then called upon Mrs. Diemer for the Zoning Sub-Committee's report on North Monterey Park. Mrs. Diemer gave the following report:

"A motion was made by Mr. Zollner that "We accept the proposed zoning on this plat as is, except, it be modified to zone the west half of the block between 10th Street and Cannel and between Book-cliff and Walnut as "Residence B".

The Adjoining Kister tract also came in for discussion as it is closely associated with the area under consideration. At a previous meeting Mr. Kister had stated that a portion of his remaining tract was under option with the new Lincoln Park Hospital.

In view of this, and in fairness to all concerned, the following motion was made by Mr. McMullin - "That we ask the full Planning Commission to consider rezoning of the Kister Tract in the light of its proposed use".

Mrs. Diemer reported that the committee, in considering the zoning of the Kister tract, recommended that it be zoned Residence "C" in order to protect it; also, this would allow the Hospital to be put in there. They felt that the people should know that the Lincoln Park Hospital had an option on this property and that a Hospital might go in there.

Dr. Graves, representing the Lincoln Park Hospital, then stated that their proposed plan would be to build a Hospital on the North 2-1/2 acres, the present clinical building may be extended north and join the entire operation together, extending a Business "A" on to a Residence "C" zone.

Mr. Cornelison remarked that this area should not be zoned as Business "A" as that would allow other businesses to come in there.

The plat being considered shows part of the area zoned as Residence "A" and part as Residence "B". Mr. Maffey, a resident of the area who was present, said he thought the whole tract should be zoned Residence "A" as he felt that the area should not be built up any closer, or as close as some parts of it are now, stating he did not want houses placed on 3000 sq. ft. lots; this would be quite a change from the 10,000 sq. ft. lots they have been having.

Mr. Alstatt explained that all lots have to be 6000 sq. ft. in Residence "B", but that two houses may be placed on a lot. Also, he felt that this area would not be built up very soon if zoned as Residence "A" as there are a number of apartments and duplexes there now. In this way, he thought the "B" zoning would really help the value of Mr. Maffey's property.

Mr. McMullin pointed out that 10,000 sq. ft. lots would not be good in a municipality; he also said that he did not think the area would ever be a Residence "A" area.

Also, Mr. Alstatt said he was looking at the question from an enforcement angle, as it would be very difficult to prohibit multiple dwellings from being built there, if zoned Residence "A", since there are already quite a number in the area.

Mr. Wm. Rump was also present and requested that this particular area be zoned as Residence "B" so that they may go ahead with their plans for development.

Mr. Geo. Kister was of the opinion that multiple dwellings would be all right in this area; however, he asked that Mr. Rump consider the new zoning ordinance when building, which will allow for more space.

There was some discussion as to the advisability of zoning this area as Residence "A" and grant non-conforming uses and make adjustments later. Mr. Van Deusen said that he felt the Building Department would have many requests for non-conforming uses.

Mr. McMullin read the requirements of Residence "A" and Residence "B" zoning so that everyone might have a clear picture of what each covered.

Mr. Van Deusen asked why the portion along Cannel Street which is adjacent to a school was zoned as Residence "B", and Mr. Alstatt said there are two cottage schools in the area which might be converted into duplexes later on.

Mr. McMullin then made the following motion: "That the proposed zoning of North Monterey Park as proposed by the Zoning Subcommittee and the City Planning Director be approved, with the area marked with a question mark (Kister tract under option to Lincoln Park Hospital) changed to Residence "C". Seconded by Mr. Van Deusen, and carried.

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Item II on the Agenda -- Mr. Lee Ford's plat for proposed zoning of an area south of Independent Avenue and West of First.

Inasmuch as Mr. Ford had found it necessary to leave the meeting prior to this time, this item was referred to the Annexation Committee by the Chairman for study and report at the next regular meeting of the Commission.

Item III on the Agenda -- plat for proposed Seventh Day Adventist Church at 8th and Mesa. Upon motion by Mr. McMullin, this was deferred until the next meeting of the Commission. Motion seconded by Mrs. Brumbaugh, and carried.

Upon motion, the meeting adjourned.

R. E. CHEEVER, Secretary

REPORT OF ZONING SUB COMMITTEE

Meeting held, Oct. 10, 1958 at 8:00 A. M. In the court house.

Present were:

Gene Allen  
Carl Alstatt  
R. E. Cheever  
Richard Zollner  
Howard Mc Mullin  
Eleanor Diemer

of Westlake Park and North Monterey Park  
Zoning plats which had been prepared by Gene Allen and Carl Alstatt were studied and discussed.

In general the plat of Westlake Park met with the approval of these present. A motion by Mr. Mc Mullin in regard to one small portion being changed from ~~Industrial A~~ to industrial B did not receive a majority vote and it was decided to refer the matter to the entire planning group for their consideration.

*Assessing  
Dumery!*

Action in regard to North Monterey Park:

A motion was made by Mr. Zollner, that, "We accept the proposed zoning on this plat as is, except: It be modified to zone the west half of the block between 10th. St. and Cannel and between Bookcliff and Walnut as residence B".

The adjoining Kister tract also came in for discussion as it is closely associated with the area under consideration.

At a previous meeting Mr. Kister had stated that a portion of his remaining tract was under option with the new Lincoln Park Hospital. In view of this and in fairness to all concerned, the following motion was made by Mr. McMullin. "That we ask the full Planning Commission to consider rezoning of The Kister Tract in the light of it's proposed use."

*For  
6000 ft a  
3000 ft B.*

Eleanor Diemer, Chairman  
Howard McMullin  
Richard Zollner

NOTE: Minutes of October 29, 1958.

Please change wording in line 6 of paragraph 5, page 1, to read:

"at some future time, so the parking along the WEST (instead of SOUTH)