

GRAND JUNCTION PLANNING COMMISSION

April 25, 1973

M I N U T E S

Members present: Virginia Flager, Jerry Wilds, Blake Chambliss and Dick Youngerman.

Staff members Bob Engelke and Rick Cisar.

1. Approval of minutes of previous meeting:

On a motion by Jerry Wilds and seconded by Dick Youngerman, the minutes of the previous meeting were approved as mailed.

2. #24-73: Bell Ridge Subdivision Preliminary Plat:

Mr. William G. Huber had previously requested that this item be withdrawn from the agenda. There was no discussion by the board on this item.

3. #23-73: Consider Preliminary Plat of the Leroy Subdivision involving approximately 1.25 acres with R1-D, Single Family Residence zoning.

Rick Cisar located the area in question. He also pointed out the fact that if we approve the plat as is, then there will be two lots that will be land-locked. He feels the only solution is :

1. A 25 foot road ROW dedication along the west side of Lot 1 from the Texas Avenue (ROW) to a point 173 feet South.
2. 50 foot from centerline road dedication on 29 Road in accordance with Small-Cooley Plan.
3. A 10 foot utility easement along the south side of Lots 2, 3, 5, and the East 43 feet of Lot 1.

Virginia Flager asked Rick Cisar to locate the two existing homes and he did. Mr. Chambliss made a motion to approve the plat with the above recommendations of the staff, Mr. Youngerman seconded the motion and it passed. A discussion followed between the board, Mr. Patty and Mr. Skinner regarding the lot dimensions, rights-of-way, streets, etc. Mr. Youngerman felt that not enough work was done with the adjoining property owners prior to coming before the commission.

4. General Discussion:

Mr. Cisar discussed quarterly rezoning hearings as this is what's in the City Zoning Ordinance. Mr. Wilds felt this was a good idea. Virginia Flager stated that we should use the existing regulations and have the rezoning hearings every three months.

Mr. Engelke feels we should delete the portion of the City Zoning Ordinance, Section 10-g. Mandatory Review: A discussion followed and it was decided to bring it up at a future time. Mr. Cisar pointed out that he would be revamping the City Zoning Ordinance in

the near future and we will be discussing these changes at that time.

---

Mr. Cisar discussed the cost study he is working on and will have a rough draft on the study in two or three weeks. This study is to bring the costs of processing and the fees charged for rezonings, conditional uses- etc. into line with one another

---

Mr. Engelke gave the commission copies of Bill 377 and wants to have a meeting of the Regional to study this bill. In regard to a three man committee to study this bill, Mr. Engelke feels that this would be too small of a group and wants to have everyone work on it.

---

Bob Engleke discussed the flood plain and feels the city and county have the same problems in this area.

---

Virginia Flager asked about the beautification of North Avenue project. Mr. Cisar said that they are working on it now and there would be something to bring before the commission at the next regular meeting. Bob Engelke stated that all that is being done at the present time is a feasibility study of the project.

---

Mr. Chambliss informed the commission that there will be a hearing in Rifle on Saturday on population. Virginia Flager stated her concern on the oil shale development and the possible population boom. Mr. Chambliss said that a survey had been taken in the area and that 75% of the people sending in replies felt that they had no control of the population growth of the area. Mr. Engelke asked what was the responsibility of the Population Advisory Council, Mr. Chambliss said that they are trying to find out if there is a population problem and how the public feels about it. He also stated that something has to be done because all of our problems with water, transportation, energy, etc. are caused by the population and we should be ready to handle these problems. Virginia Flager said that if a population growth is indicated, the public should be well informed of the problems now and future problems.

---

There being no further business, the meeting was adjourned.