

CITY OF GRAND JUNCTION PLANNING COMMISSION

May 30, 1973

M I N U T E S

Members Present: Chairman Lucero, Blake Chambliss, Gene McEwen, Jerry Wilds, Virginia Flager, Bob Van Houten, and Jane Quimby. City Staff Members; Bob Engelke, Rick Cisar and Fred Fuhrmeister.

1. Consideration of minutes of previous meeting:

On a motion by Blake Chambliss and seconded by Virginia Flager, the minutes were approved as mailed.

2. #17-73: Consider petition to vacate High Street through Parcel No. 1 and abutting Parcel No. 2 & 3 of the Moon & Day's Addition. (Tabled 3/28/73)
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Petitioner: Carl Weil

Location: SW 1/4 of Section 23, bounded by the Colorado River on the North, Hwy 50 on the East, the Gunnison River on the West and North of Grand Mesa Ave.

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Rick Cisar described the property in question. Mr. McEwen asked if there was an existing plan on the trailers already there, Mr. Cisar stated that there is no existing plan. There are 38 spaces now and approximately five are being presently used. Mr. Cisar stated that the Railroad objects to the vacation unless a six foot chain link fence is provided to prevent trash, etc. from getting on the tracks. Mr. Chambliss asked if the existing sites meet present codes, Rick said no. Mr. Fuhrmeister said that extensive work has to be done in order to meet our present regulations. Mr. Van Houten stated that he went out to the site this morning and looked over the area. He doesn't feel that this is a very likely place to put a trailer park. Mr. Lucero asked Mr. Cisar to go over the report from the School District. Mr. Cisar read the recommendation from the School District. Mr. Lucero asked for comments. There were none. Mr. Lucero asked if Mr. Weil was present, he wasn't. A discussion followed by the board and it was noted that there was no play area planned for the park, no sidewalks and the danger to children with the river, highway and railroad being so close. Mr. Fuhrmeister outlined what would be required in order to bring the existing park up to standard. Virginia Flager said that the size of the lots will limit the size of the trailers able to park there. Mr. Cisar stated that it was Mr. Weil's intent to buy used trailers and rent them. A discussion followed on the size of lots, street widths, etc.

Mr. McEwen wanted to know if the board decided not to grant the vacation of High Street, could Mr. Weil go on operating the existing park. Mr. Fuhrmeister said yes, he could but he will have to meet present requirements. Mr. Cisar read the Trailer Park Ordinance and stated that there was a conflict between this ordinance, Page 18, and the City Zoning Ordinance, Page 1-A. The conflict is briefly having

residential developments in this commercial area which would not promote the health, safety and general welfare of the future residents. Further, he feels that the School District report should be taken into consideration by the board in making a decision on this request. Mr. Chambliss made a motion to deny the request for vacation in consideration of the staff comments. Mr. Van Houten seconded the motion and it passed unanimously.

3. #25-73: Consider replat of the Moen & Day's Addition involving 3.8+ acres with C-1, Light Commerce zoning.

Petitioner: Carl Weil

Location: Same as #17-73

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Item was not considered because the above was not approved.

4. General Discussion:

A request for a revocable permit was brought before the board, Mr. Chambliss excused himself from the board because of a conflict of interest.

This request is for a ramp and step into the alley on the west side of the Aligh Building. A discussion followed. Virginia Flager made a motion to approve the request, Bob Van Houten seconded the motion and the revocable permit was approved.

Procedure Changes: Mr. Cisar explained the existing procedures and what changes were proposed. Mr. Chambliss suggested the following:

1. A definite scale be considered for all site plans.
2. Contours be required.
3. Surrounding land uses and locations be shown on all plans so the effect of a development in relation to adjacent properties can be considered.
4. An impact study be presented by the petitioner for a rezoning petition as part of the required information.

Mr. Cisar then explained the recommended changes in reviewing a rezoning petition.

Cost Study: Mr. Cisar went over the various items reviewed by the board, present costs and proposed cost. A discussion followed and Virginia Flager asked that a simplified cost sheet be worked up and sent to the board for review. The board feels that an increase in fees is necessary to reflect actual costs.

Adjournment:

There being no further business, the meeting was adjourned.