

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 31, 1972 - 8:00 A. M.

Civic Auditorium - City Hall

M I N U T E S

Members Present:

Mrs. Betty Russell, Chairman; Levi Lucero, Blake Chambliss, Dick Stranger, Gene McEwen, Dick Youngerman, and Ray Paruch.

Others Present:

City staff members, Dick Gray, Bob Engelke, and Don Warner.

The meeting was called to order at 8:00 A.M. by chairman, Betty Russell.

1. The minutes of the pril 26th meeting were considered and Blake Chambliss moved they be approved. Ray Paruch seconded the motion and it passed unanimously.
2. Discussion: Proposed zoning for Files Annexation.

Don Warner made a suggestion that the zoning of Files Annexation be zoned the same as the rest of North Avenue, which is C-1 (light commerce), because it will fit all proposed uses and present uses as well. Mrs. Russell asked if this area was all commercial. Mr. Warner explained that on the east side, it was zoned industrial, but is not being used as such but rather as commercial. On the west of the property in question, the zoning is residential but it is separated by a large wash. Mr. Warner, directing his question to Mr. Lloyd Files, present in the audience, asked if C-1 zoning would seem correct for this property. Mr. Files, owner of the property, agreed. Mrs. Russell asked if there were any questions or comments. There being no objection, the zoning will be advertised for the next planning commission meeting.

3. Consideration: Replat of block 2 of Cindy Ann Subdivision.

Don Warner explained the location and description of the property in question and that the consideration is merely a change in the width of the lots. Mrs. Russell asked if there were questions or comments, there were none, and Ray Paruch moved to recommend this to City Council. The motion was seconded by Gene McEwen and it passed unanimously with the exception of Levi Lucero who abstained because of personal interest in the property.

4. General Discussion.

There was a discussion of the Planned Unit Development seminar held Thursday, May 25th, at the Holiday Inn. Dick Stranger discussed low income housing - raising the question as to how successful it is country-wide. Blake Chambliss commented that throughout the country, outstanding things are being done with low income housing. Mr. Stranger stated that he wondered if the people were in fact being helped. Don Warner said that he had spoken with an FHA representative last week, and it was his opinion that the low income housing was a good idea and had been successful for the most part.

Blake Chambliss headed a discussion on the Oil Shale Environmental Impact Study. He wanted to know if city council or the county planning commission had received copies of this study. Several planning commission members and Bob Engelke stated that they had never even heard of this. Blake Chambliss made a request that Bob Engelke check to see whether schools, counties, and cities of Colorado had received copies of the study. Mr. Chambliss stated that the planning commission should be recognized by the governmental entities because otherwise lack of coordination and continuity would be the result. Mrs. Russell said that she felt government entities should use their planning commissions more, and she then headed a discussion on the proposed library site and new multi-purpose building. She stated that she felt it was wrong for these subjects to go to special committees before going to the planning commission. "In the future when something vital comes up like this, the planning commission should be notified first before it is taken to special committees. In the future, the planning commission should not be by-passed on things that effect the downtown development." Dick Gray suggested that Mrs. Russell as chairman of the planning commission, attend the next meeting held for the multi-purpose building. He said that the city council would welcome her or any or all of the planning commission members to sit in on their meetings as well. Mrs. Russell stated that she would be happy to sit in on council or special meetings, but "now it's too late". Blake Chambliss stated that he felt one person in attendance would be inadequate, that these type of decisions should be made by the planning commission hand in hand with the city council or special committees formed to handle these special projects. Mr. Chambliss made a recommendation that "the need for coordination of physical planning be presented to the county commissioners and regional planning commission. I don't think it's too late - we should ask for authorization from the regional planning commission and city council to help with physical planning." Dick Youngerman stated "we're not aggressive enough as a planning commission - we don't do too much planning." Blake Chambliss stated that he felt the planning commission should go out and exert themselves more, and demand recognition. They should be involved with all of the planning for things like the library and multi-purpose building and all downtown development. Don Warner stated that three times in previous years the multi-purpose building has come before the planning commission but never

did get off the ground. "But all of a sudden we're out of it now", said Betty Russell. Don said that he thought it was good in the way the county was using Uranium Downs for 4-H projects. He also pointed out that the planning commission definitely should have a hand in planning for things such as the library and multi-purpose building because these type of buildings belong to all the people of the valley, not just the city people. All of the people pay the taxes and all of the people of the valley will have priority to the use of these buildings. Blake Chambliss said that he felt that Mr. Engelke needed a "physical planner" on his staff who could also handle immediate planned unit developments and proposals. Don Warner stated that with all of his responsibilities in the office dealing with zoning, building and general "housekeeping" handling telephone calls and customer encounters that he has no time to actually do any planning. Bob Engelke as well, is dealing with many long-range planning projects and a great deal of daily phone calls and problems leaving him very little time to work with the actual present planning. Don explained that the planning department is somewhat under-staffed in that a lot of work is being pushed through now, and it is being handled by a minimal staff. Physical working conditions are cramped and would not accommodate any more workers, although more help is needed. Ray Paruch asked Don what he would think about contracting with architects to do planning for the planning commission. Don in reply said no, that it had been tried before and never accomplished anything. He feels as though it should be the planning commission actually involved in the planning. Mrs. Russell stated that a lot of things were being brought up which need to be taken care of. Blake Chambliss said that these things should not be put off that it's about time that things start being done. Mrs. Russell asked for suggestions as to how to start. Mr. Paruch suggested that with budgets coming up, that enlarging the planning staff be considered. Mr. Youngerman stated that "the only way to get it done, is to fund it properly and get with it." Mrs. Russell said that she felt that the city planning department had inadequate staff for sufficient planning in the city. Mr. Paruch directed a suggestion to Dick Gray that a physical planner or an increase in the planning staff be considered at budget time.

A motion was made by Blake Chambliss that issues of governmental capital expenditures of funds be referred to the regional planning commission for coordination of physical planning in the valley." Dick Stranger seconded the motion and it passed unanimously. Mr. Stranger said that he felt the planning commission should get busy and do some real planning - not just things to put on the shelf.

Similar discussion continued and the meeting was adjourned at 9:20 A. M.