

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 31, 1968 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Mrs. Grace Smith, Mrs. Barbara Hyde, Councilmen Harry Colescott and Richard Youngerman, Mr. Dick Stranger, and Mr. Blake Chambliss.

OTHERS PRESENT: Mr. Sam Baseler, Mrs. Natasha Boyd, Librarian George Van Camp, Mr. Pat Gormley, Mr. Thomas Brimhall, Regional Planning Director Paul Walker, and City Development Director Don Warner.

The meeting was called to order by Chairman Baker.

I. MINUTES APPROVED

Hearing no objections to the minutes of the meeting of December 27, 1967, the Chairman declared these minutes approved as received.

II. GREENBELT PRESENTATION BY MR. SAM BASELER

Mr. Baseler was present to discuss the "Greenbelt" program. He suggested continuing the beautification program which had put Grand Junction on the map, and provide a destination for the traveler, not just a way station. His "Greenbelt" proposal was to turn the banks of the Colorado River into a parkway from Palisade to Fuita which would include trails for hiking, horse-back riding, cycling, as well as picnic spots and just natural beauty spots for people to enjoy.

Mr. Baseler noted four major benefits from such a program:

1. The aesthetic value.
2. Healthful benefits that would be derived by people from just being outdoors, and also the increase of plants and vegetation.
3. Spiritual value to be gained by communing with nature.
4. Economic benefits to the community by offering a "Western" attraction to tourists that would still be easily accessible and close to Grand Junction. He noted that we have Operation Foresight to interest visitors, and an abundance of natural scenery nearby, but the Greenbelt area would give "character" and the impression that this is a place where "people care about people".

The commission thanked Mr. Baseler, saying that his proposal would be given further consideration.

III. CONSOLIDATED LIBRARY PLANS PRESENTED BY MR. VAN CAMP & MR. GORMLEY

Librarian George Van Camp and Mr. Pat Gormely, Library Board member, were present to discuss plans being formulated for the Consolidated Library. Mr. Van Camp distributed copies of a survey recently completed by the State Library. A copy of this is in the files of the Planning Commission.

In considering a site for the new library, Mr. Van Camp said that it was generally agreed that it should be located some place within a 16-block area between 4th Street and 8th Street and between White and Ute Avenues. Nine possible locations had been considered merely as to advantages or disadvantages for a library location, with no effort or study being made as to the availability or the cost of such locations. These locations are shown in the study. Mr. Gormley mentioned there were other possibilities.

It was pointed out that a downtown location is considered best because of traffic flow, closeness to other activities, and service to business people. Also a downtown location would be more convenient for Redlands and Orchard Mesa residents. Some members of the Planning Commission questioned the advisability of a location south of Main Street. Mr. Warner suggested that the downtown area would serve best for the Library, Convention Center and the Art Center.

Mr. Baker said that this matter is just in the early stages and it will be given further thought and study.

IV. RECOMMEND APPROVAL OF SUBDIVISION PLAT (FIRST ADDITION TO COTTONWOOD MEADOWS)

A preliminary plat of First Addition to Cottonwood Meadows Mobile Home Estates was shown by Mr. Thomas Brimhall and discussed by the Planning Commission.

Don Warner explained action taken at Board of Adjustment meeting concerning Cottonwood Meadows Addition. He stated they had approved the conditional use; therefore, the Planning Commission should consider the approval of the Subdivision Plat.

Motion was made by Mrs. Smith that the Planning Commission recommend the approval of the First Addition to Cottonwood Meadows as presented by Mr. Brimhall. Motion was seconded by Mr. Chambliss, and carried unanimously.

V. RECOMMEND APPROVAL OF VACATION OF EASEMENT, TELLER ACRES SUB

In discussing this item it was noted that the owner of the property wants to develop it as an entire unit and that this easement cuts across the middle of it. The easement is not being used.

Motion was made by Mr. Chambliss that the Planning Commission recommend to the City Council that the vacation of this easement located in the Teller Acres Subdivision, adjacent to Lot #20, be granted. Motion was seconded by Mr. Youngerman, and carried unanimously.

VI. PLANNING INSTITUTE IN BOULDER, FEBRUARY 16 & 17

It was noted that Development Director Warner, Regional Planning Director Walker, and several members of the City Planning Commission are planning to attend this meeting.

VII. ADJOURNMENT

The meeting was adjourned at 9:30 a.m.

Respectfully submitted,



Don Warner
Development Director