

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 27, 1958 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Richard Stranger, Richard Youngerman and Blake Chambliss.

OTHERS PRESENT: Mr. Richard Gray, City Manager, Don Warner, Development Director and Keith Miller.

I. CLASSIFICATION OF LANDS

A discussion was led by Keith Miller regarding the fact that the City has land fill areas on lease agreement. These lands need to be classified under the Public Use and Recreation Act. Mr. Miller pointed out that it is necessary to have a description of the lands to facilitate this. It was suggested that due to the solid waste disposal plan, it may be advisable for the City to look into the classification of other land areas.

Mr. Gray suggested that Don Warner and Paul Walker work with Keith Miller to prepare an accurate description of the land...so that a request for classification could be made.

A motion was made by Dick Youngerman that Don Warner and Paul Walker prepare the necessary description of the land and present it to Council for their submission to B L M. The motion was seconded by Dick Stranger and the motion carried.

II. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the February 28th meeting approved as sent and read.

III. ZONING BOOK - SECTION 5

Don Warner asked the members of the Planning Commission to study said section, and to consider whether it should be put back into the zoning book as a requirement, or be used as a recommendation only. Also, to suggest any changes they feel might be necessary.

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IV. REQUEST FOR DIAGONAL PARKING ON CHIPETA

Charles Shaw has requested permission to widen the street on Chipeta by taking out the parkway between the curb and the sidewalk...making it possible to put in diagonal parking for the benefit of the tenants in his apartments. The following points were discussed.

1. Diagonal parking can create a traffic hazard.
2. Any decision would apply to all R-3 areas.
3. By removing the trees, shrubs, etc., it would defeat to some degree the long range plan to beautify Grand Junction.
4. The viewpoints of the police department and the engineering department should be considered.

It was suggested that the members visit the subject area in groups or individually. Mr. Baker pointed out that there is some value in going in groups, making it possible to discuss and exchange ideas.

After some further discussion about parking, it was agreed that the members would investigate the pros and cons of the request, and take it up for recommendation at a special meeting.

V. SEWAGE DISPOSAL EXPANSION

Dick Stranger presented several thoughts and tentative plans to the members regarding water, sewage disposal and solid waste.

He proposed that the Planning Commission consider the concept of installing inceptor lines for districts outside the City of Grand Junction proper. He pointed out that this would contribute to the growth of the outlying areas. He noted that the City would be in danger of being "locked" out in this area if they do not take action to service these areas.

After considerable discussion, it was the general opinion that to spend money on the proposed plant could be a mistake. Mr. Stranger brought up the fact that there is a very strong possibility of a break thru in sewage disposal in the next five years that would revolutionize this field. Therefore, the new plant could be obsolete in a few years. It is his opinion that it would be wise to re-evaluate the present plants and facilities...and to use these facilities, thereby, buying time.

A motion was made by Dick Stranger that the City Planning Commission study the timetable...look at the present plants...determine what capacity could be raised to...with the possibility of building inceptor lines now to serve the Redlands and Orchard Mesa.

The motion was seconded by Blake Chambliss and motion carried.

VI. CO-OPERATION OF VARIOUS PLANNING GROUPS

Mr. Blake Chambliss suggested that it would be beneficial for all Planning Groups within the City to pool ideas and programs by meeting periodically...thus combining efforts into a single push, rather than working as separate entities. He noted that instead of singular projects, where many times one overlaps the other, it would be wise to confer and treat the projects as one.

VII. ADJOURNMENT

There being no further business, the Commission adjourned.

Don Warner

Don Warner  
Development Director