

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - April ~~30~~, 1968 - 8:00 A.M.

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith  
Mrs. William Hyde, Richard Stranger, Harry  
Collescott, Richard Youngerman, Blake Cham-  
bliss, vice Chairman, and Don Warner.

OTHERS PRESENT: Gus Bryom, Charles Shaw and Blaine Ford.

I. MINUTES

The meeting was called to order by chairman, Robert Baker, and hearing no objections, he declared the minutes of the March 27 meeting approved as sent and read.

II. PROPOSED VIRGINIA VILLAGE PLAT

A preliminary plat was examined by the members of the Planning Commission. A general discussion was held on the utilities that will be required. It was pointed out that the plat has the approval of FHA. It was suggested that this area should be zoned back to R-1D from R-3. Mr. Baker interjected that the Planning Commission should review all past zonings to determine if they are still applicable. Mr. Baker pointed out that the Planning Commission had elected to do this at a previous meeting. Mr. Warner will get together the past several years zonings for the Board to review.

Mr. Blaine Ford informed the members that he is preparing Covenants and will file same to take care of building restrictions.

Mr. Blake Chambliss made a motion that the Planning Commission recommend to City Council that the proposed plat be approved based upon complete compliance with requirements of City Engineers Department and Utility Companies.

Grace Smith seconded the motion and motion carried.

Mr. Baker asked if we should set the necessary hearing for the proposed zone change, and this met with the approval of the Board.

III. ANGLE PARKING IN R-3 ZONES

A letter from Karl Johnson, Chief of Police, was read by Mr. Baker regarding diagonal parking. Mr. Johnson stated that

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"more accidents occur between intersections as a result of backing from an angle parking space than from any other cause". He also stated that "parking on a public right-of-way should be allowed only to the extent that it serves the convenience of all the public". (Original Memo in Planning File)

Mr. Gus Bryom pointed out that he had previously been in the employe of two large cities, and they had passed ordinances to do away with angle parking. Mr. Bryom said that this is an ascetic problem, as well as one of traffic....." A residential area should be a pleasant place to live in, and if we begin cramming as many units into an area as we can, without providing off-street parking, we have undue conjection".

After some further discussion, Barbara Hyde concurred with Mr. Johnson's letter. She re-stated that this method of parking is the most hazardous unless there is sufficient maneuvering space for getting into and out of the space without backing into the lane of oncoming traffic.

Dick Stranger made a motion that the Planning Commission recommend that Angle Parking not be allowed in Residential Zones, and the Planning Commission would investigate a suitable and workable ordinance to provide measures to insure off-street parking.

The motion was seconded by Mr. Youngerman and motion carried.

#### IV. ZONING BOOK - SECTION FIVE

There was some further discussion regarding changing of Section five (Parking & Loading) to requirements rather than suggestions. These requirements may need to be up-dated, and a copy of this proposed ordinance will be mailed to the Planning Commission for their review.

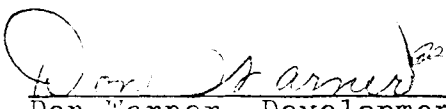
#### V. GENERAL DISCUSSION

Mesa College's Master Plan showing the closing of Elm was discussed. It was mentioned that this proposal will be coming to the Planning Commission very shortly.

Gus Bryom will furnish the Board with maps and a memo in discussion of this item.

#### VI. ADJOURNMENT

There being no futher business, the meeting was adjourned.

  
Don Warner, Development Director