

He

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - October 16, 1968 - 8:00 a.m.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Richard Stranger, Blake Chambliss.

OTHERS PRESENT: Richard Gray, City Manager, Don Warner, Development Director, Ben Carnes, and Frank Dunn.

I. RE-ZONING REQUEST - NORTH OF 12th & PATTERSON ON WEST SIDE

Chairman Baker opened the meeting by presenting a letter to the Planning Commission withdrawing a petition against the following request for re-zoning: (West side of 12th Street from a point 505' North of the centerline - Patterson Road, to a point 940' North of the centerline and from 12th Street West to Little Bookcliff right-of-way). Mr. Ben Carnes stated that the group of people that signed the petition had said that if the Nursing Home which he intends to build was built at the South end of this property, they would give their consent. Now they withdraw the petition, saying wherever he builds on the property is alright. Don Warner showed the boundaries from the City Zoning Map. Mr. Frank Dunn, representative of other property owners West of this proposed re-zoning, stated that they were against this rezoning. When they purchased their homes, they thought the development nearby would be completely different than what is being developed. They thought it would be a nice residential area rather than commercial buildings. It was stated that this area is not commercially zoned. The commission thought one building such as the Nursing Home would be more attractive than a group of small homes which could be built in the present zoning. Mr. Dunn asked if the Commission could assure him and his neighbours that there would be no more building on the back side of the lots. The Commission does not have the power to do this. Blake Chambliss stated that re-zoning cannot be a promise that the zoning will never change. Mr. Chambliss moved the Commission recommend to the City Council that they change the zoning in this area from R-1-C (One-family Residence) to R-3 (Multi-family Residence). The motion was seconded by Grace Smith and passed.

II. ELECTION OF OFFICERS

Don Warner said that the election of the Planning Commission officers should be held at the next regular meeting, Oct. 30th.

III. HEARINGS ADVERTIZED

Don Warner stated that a public hearing on a request for re-zoning (North of Bookcliff Avenue and South of Center Avenue projected - between 5th & 6th Streets projected) and a proposed change in the text of the zoning ordinance (be amended to increase the church bulletin sign maximum size from 15 square feet in area to 25 square feet in area) had been advertized for October 30th.

IV. HOUSING CODE STUDY GROUP

Dick Stranger moved the Commission recommend to the City Council that they choose a group of Citizens from all types of businesses to study the desirability of adopting the Uniform Housing Code. There should be a progress report from the Study Group by the January 29, 1969, Commission meeting. Seconded by Barbara Hyde. Passed.

V. POSSIBLE EXTENSION OF HORIZON DRIVE

Dick Stranger explained the results of the meeting of the Chamber of Commerce and the State Highway Dept. He stated they were researching the law on open-space zoning. He asked that the City Planning Commission recommend that the County Planning Commission change the zoning to open-space on Horizon Drive from 7th Street to 12th Street Intersection 6/50. Roadway, Parkway and Frontage Road right-of-way of approximately 600' was needed.

Dick Stranger moved the City Planning Commission recommend to the County Planning Commission the property West of 7th Street on Horizon Drive projected be changed to open-space zoning with the intent of eventually opening Horizon Drive all the way through to an intersection with Hwy. 6/50. Blake Chambliss seconded. Passed.

Mr. Stranger also moved the Commission recommend to the County Planning Commission that the property from 12th Street and G Rd. adjacent to Horizon Drive be rezoned from Highway Service to the original residential zoning. Blake Chambliss seconded the motion. Passed.


Blake Chambliss moved the Commission recommend to the County Planning Commission that they request of the State Highway Dept. that Horizon Drive be taken under the State Highway System. Seconded by Dick Stranger. Passed.

VI. URBAN AMERICA'S DEVELOPMENT FORUM--5

Blake Chambliss told the Commission he planned to attend the Urban America's Development Forum-5 to be held at the Univ. of Calif., Oct. 27 & 28, and asked them for any questions they might have that should be asked at this forum.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director