

*Mr Gray*

GRAND JUNCTION PLANNING COMMISSION  
Wednesday - July 29, 1970 - 8:00 A. M.  
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Richard Stranger, Raymond Paruch and Blake Chambliss.

OTHERS PRESENT: Richard Gray, City Manager; Don Warner, Development Director; and Robert Engelke, Regional Planning Director.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the June 24th meeting approved.

II. REVOCABLE PERMIT REQUEST RECOMMENDED TO COUNCIL

The First National Bank requested a revocable permit for a conveyor tube from the existing building to the new drive-in. This tube would not be a walk-thru. The pneumatic tube will be 14" Armco Pipe and will be installed 52' and 61' from the Fifth Street right-of-way line.

Richard Stranger moved that the request for a revocable permit for a pneumatic tube from the existing First National Bank building at 5th and Main to the new drive-in at 5th and Rood be recommended to City Council.

Blake Chambliss seconded the motion and it passed.

III. TRAILER USES DISCUSSION

A discussion was held regarding trailer uses in the industrial area of the City. Don Warner stated that several requests to upgrade living conditions in industrial areas had been received. It was mentioned that trailer homes might be used for this upgrading.

Dick Stranger stated that he thought a trailer home could be used only for security reasons in the industrial zone. Blake Chambliss said he wondered if this might cause adverse effects with trailers opening a door to what isn't wanted in industrial zoning. Trailer types cannot be governed, therefore, it might upgrade or downgrade the living conditions.

Further discussion will continue at the next meeting.

IV. DISCUSSION OF ZONING FOR LARGER LOTS

Don Warner stated that a number of people north of the City were willing to annex if the City could promise them zoning protection to keep the sites in their area comparable in size. Request for two additions to the Zoning Ordinance were as follows: R-1-AA - 1/2 acre sites and R-1-AAA - 1 acre sites. This change would be in lot size only.

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Discussion followed. Blake Chambliss thought each subdivision should control the lot sizes with a covenant rather than change the zoning.

If this change is made in the zoning ordinance, the frontage requirements should be upgraded to insure useable lots rather than long, narrow lots.

Further discussion will continue at the next meeting.

V. DISCUSSION ON TABLED ITEM FROM JUNE MEETING


North 6th Street, when opened, should be a straight street rather than the proposed street that was to detour around a house on Bookcliff Avenue.

VI. HOUSING STUDY COMMITTEE DISCUSSION

Blake Chambliss stated that the Report of the Housing Study Committee had not been discussed for over a year. He urged the Commission to begin discussion and study on this subject. He suggested further study of housing needs and the need for a Housing Authority or Housing Commission.

VII. ADJOURNMENT

There being no further business, the meeting adjourned.

  
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Don Warner  
Development Director