

Helen Tomlinson

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 25, 1964 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Messrs. Robert Baker, Chairman, David Palo, Ray Meacham, and Mrs. Robert Russell, and Mrs. Clinton Smith. Absent: Messrs. Harry Colecott and Richard Stranger

Others Present: Mr. Don Warner, Development Director and Mr. Joe Jacy, City Manager

I. MINUTES APPROVED.

A motion was made by Mr. Meacham and seconded by Mrs. Smith that the minutes of the regular meeting of February 26, 1964, be approved as written. The motion carried.

II. HEARING TO BE SET TO CONSIDER AMENDMENT TO ZONING ORDINANCE TO INCLUDE BUILDING HEIGHT VARIANCE IN RESIDENTIAL ZONES AND CORRECT DISCREPANCY IN SIDE LOT REQUIREMENTS.

A general discussion was held with regard to building height regulations for residential zones. It was noted that height problems in residential areas become apparent only in the construction of churches or apartment buildings. The function of the Board of Adjustment and Appeals was discussed. Mr. Meacham expressed an opinion that two boards (Planning Commission and Council) should consider individual cases rather than have final action on this type proposal taken by the Board of Adjustment and Appeals. Mr. Palo expressed the feeling that the Board of Adjustment and Appeals was the body set up to make variances in the Zoning Ordinance. A motion was made by Mr. Meacham that a hearing be set for changes in the text which would allow variance in the height regulations in the residential zones to be an amendment to Section 6, Supplementary Regulations, Paragraph f Building Heights, Subparagraph (1). It was also suggested that a hearing be set to correct discrepancies in side lot requirements between Section 6, Paragraph g, subparagraph (2) and Section 6, Paragraph n, subparagraph (5). Mr. Palo seconded and the motion was carried.

III. REGIONAL PLANNING DISCUSSED.

Mr. Lacy suggested that the Planning Commission consider the City's position in reference to Regional Planning. He pointed out that in the past, day-today services had been available to the City from the Regional Planning Office but that this service was no longer available since the planning staff is concentrating its entire effort upon the development of a master plan and county planning administration. He also noted that the City now pays only one-third of the Regional Staff operating expenses instead of one-half.

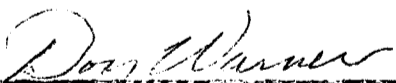
Mr. Lacy acknowledged the numerous benefits to be obtained from a comprehensive master plan. He suggested, however, that if the Commission was not fully satisfied with the present arrangement it might consider using a portion of the funds currently allocated to Regional Planning for obtaining the services of a consulting firm for those urban planning services which the City planning department does not have sufficient staff to accomplish and which are not being requested of Regional Planning at this time.

Mr. Palo advised that a Regional Planning committee has been formed to study and determine the day-to-day functions of the Regional Planning Commission, as well as long-range objectives. Mr. Meacham commented that the City share helped assure area cooperation and was "worth the money for this alone."

The unanimous opinion of those present was that any consideration of changes in City participation in Regional Planning should await the report of findings from the aforementioned committee.

IV. ADJOURNMENT.

There being no further business to come before the Commission, the meeting was regularly adjourned.



Don Warner
Development Director