

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 29, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Grace Smith, Chairman, Mrs. Barbara Hyde, Charles Love, Robert Baker, James Golden, Richard Stranger, Harry Colescott

Others Present: Kent Webster, Don Warner, Development Director

I. MINUTES APPROVED

Mr. Golden moved that the minutes of the last regular meeting be approved as mailed. Mr. Baker seconded. Motion carried.

II. RECOMMEND TO CITY COUNCIL PROPOSED ZONING TEXT CHANGE

The Board of Adjustment and Appeals has requested a change in number of members from five to seven.

Motion was made by Mr. Stranger that the Planning Commission recommend this change to the City Council. Motion was seconded by Mr. Baker. Motion carried.

III. CONSIDERATION OF PRELIMINARY PLAT OF MOBILE HOME SUBDIVISION
28 $\frac{1}{2}$ ROAD AND ELM AVENUE

Mr. Warner said there were several problems to be worked out by the Board of Adjustment before this Plat would be considered by the Planning Commission.

It is understood that utilities, curbs, gutters, and streets must be ready for use and twenty sites completely developed before trailers could move in. This would be a Mobile Home Subdivision.

The discussion that followed concerned the need for reserve space for recreation and parking, the responsibility for policing the area, the method of assessment, the impact on the schools, and the traffic situation.

Comment was made that there is a need for this type of development.

It was noted that a public hearing on this Plat would be set for October 27.

IV. FURTHER CONSIDERATION OF THE CAPITAL IMPROVEMENT PROGRAM
FOR 1966

Mrs. Hyde suggested that an accrual account be started for:

(1) special equipment for the spraying of trees and control of pests, and (2) a root pruner.

The question arose on the priority of projected plans. The method of setting priority was explained.

V. GENERAL DISCUSSION

Mr. Colescott commented on the conditional zoning adopted by the City of Greeley and suggested that this type of zoning be studied.

Mr. Stranger told the Commission that the Museum of Arts and Science, although a little behind schedule, was coming along beautifully.

VI. ADJOURNMENT

There being no further business to come before the Commission, Mr. Stranger moved that the meeting be adjourned. Mr. Baker seconded. Meeting adjourned at 9:30 a.m.



Don Warner
Development Director