

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - May 25, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

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

Others Present: Don Warner, LeRoy Workman, Group from Orchard  
Mesa, John Lafferty

I. MINUTES APPROVED

Minutes of the April 27, 1966 meeting were approved  
as written.

II. RECOMMEND THAT CITY COUNCIL APPROVE BOUNDARIES OF PROPOSED  
ORCHARD MESA ANNEXATION.

The proposed Orchard Mesa Annexation contains 82 acres. Its  
north boundary is the south side of Struthers Avenue. The Mesa  
County Health Department is in favor of the annexation because of  
the increasing sewer problem. With 40 outlets dumping raw sewage  
into the Colorado River, the situation can no longer be ignored.

Upon annexation the area must be provided with City-type protection  
and services--fire, police, trash pick-up, sewer expansion, etc.  
Other areas, triggered by this annexation, would undoubtedly seek  
annexation. Another fire station would then be required soon as  
well as additional police cars. Rights of way will not be a  
problem in this urbanized area as the existing streets have  
platted rights of way.

Mr. John Lafferty asked if this would mean increased taxes for  
present City taxpayers. Mr. Warner assured him that it would  
not. As written into the City Sales Tax Ordinance, the City mill  
levy will remain at 15 mills until 1970. If the mill levy should  
go over 15 mills, the sales tax would be abolished.

Mr. LeRoy Workman, a resident and businessman on Orchard Mesa,  
asked if it was necessary to annex in order to get sewer service.  
Mr. Warner said it could be done outside but that it would be  
more expensive. The old lines would have to be replaced, and a  
line installed across the Colorado River to the City limits.

It was pointed out that the cost might be approximately \$200,000 to \$300,000, and immediate payment in full would be required. If the area is annexed, a district is formed; and the property owners pay off the indebtedness over a period of 10 years. The City would assume most of the cost of the line across the Colorado River in this case. The property owner would pay for the line down the street and to the property line on the basis of the new sewer tap ordinance.

Utility charges are lower in the City.

Mr. Warner said the Planning Commission recommends approval of the boundaries. If the proposed annexation meets with Council approval, petitions are then authorized. This annexation could be effective about September 19. An election would have to be held if requested by 10 per cent of the resident landowners.

Mr. Baker moved to recommend to the City Council that the boundaries as shown on the map of the proposed Orchard Mesa Annexation be approved. Mr. Stranger seconded. Motion carried.

Mr. Warner told the Commission that a revision of the Ordinance on required acreage for rezoning would soon be ready for public hearing.

It was noted that the El Corona Annexation is in its final passage stage. Petitions are out on the North Twelfth Street, Grand, and Willowbrook Annexations.

### III. RECOMMEND THAT CITY COUNCIL APPROVE BOUNDARIES OF PROPOSED SEVENTH STREET ANNEXATION

This proposed annexation which contains 20 acres is across Seventh Street from St. Mary's Hospital. Formerly the Rigg property, it is now owned by E. H. Settle who wants to subdivide. This would also include three other properties along Seventh Street.

Mr. Love moved to recommend to the City Council that the boundaries as shown on the map of the Seventh Street Annexation be approved. Mr. Colescott seconded. Motion carried.

### IV. 1963-1964-1965 MINUTES REVIEWED

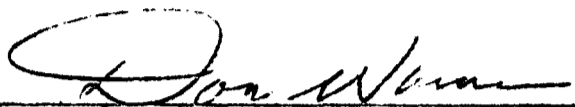
A review of the minutes disclosed that zoning, revocable permit, and vacation conditions required of the petitioners during the past 2 years had been fulfilled or are in the process of being

Planning Commission  
May 25, 1966  
Page 3

fulfilled. It was suggested that perhaps the Revocable Permit issued to CTC should be rescinded by the City Council

V. ADJOURNMENT

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



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Don Warner  
Development Director