

Binder

MINUTES

REGULAR (POSTPONED) MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- May 4, 1960 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

A regular (postponed) meeting of the Grand Junction Planning Commission was held in the Conference Room of the City Hall at 8:00 A.M., Wednesday, May 4, 1960, with the following members present: Chairman Glen Hopper, Mr. Frank Mercer, Mr. Elmer Nelson, Mrs. Cleo Diemer, Mr. V. L. Colony, Mr. Alex Bauer, Mr. Robt. Van Deusen. Absent: Mr. Abbott Tessman. Others present: City Engineer Carl Alstatt, Mr. Blaine Ford, Mr. Lee Ford, and Reporter Chas. Little. Regional Planning Director Gene Allen and Mr. Pat Gormley of the Chamber of Commerce were present for the latter part of the meeting.

I. MINUTES APPROVED

Motion was made by Mrs. Diemer that the Minutes of the regular meeting of March 30, 1960 be approved as written. Motion was seconded by Mr. Bauer, and carried.

II. PETITION TO REZONE BROWN ADDITION APPROVED

City Engineer Alstatt explained that this small tract of ground, which is described as follows: N 150' of: Beg 430' S of NE Cor Sec 15 T1S R1W N 89° 11' W 267' S 260' S 89° 11' E 267' N to Beg Exc E 30' for road, had been annexed before the First Street Addition as Business "A". There is nothing located on it at the present time, and it is surrounded on three sides by Business "B". He further stated that in the new zoning ordinance this area will be in a zone very similar to Business "B".

In view of these reasons, motion was made by Mr. Bauer that the Planning Commission recommend to the City Council that this area be rezoned from Business "A" to Business "B". Motion seconded by Mr. Colony, and carried.

III. REQUEST OF CALIFORNIA COMPANY REFERRED TO ZONING COMMITTEE

In discussing this item it was brought out that only the corner is to be used for a filling station, not the entire tract, and it would not adjoin the hospital to the north; however, the opinion was expressed that it was felt this area could possibly be used to better advantage than a filling station. Also, it was mentioned that no doubt if this were allowed, another petition for another filling station on the corner diagonally across from this would be received.

Motion was made by Mr. Bauer that the Commission disapprove this petition.

However, since this area is properly zoned for a filling station, and since this is a legitimate business, it was pointed out that there would have to be good valid reasons why this would be denied, and the question was raised as to whether or not the Commission would have the authority to deny it. City Engineer Alstatt mentioned that Gene Allen had some information from ASPO regarding the refusing of filling station applications and that it might be well to discuss the matter with him before making a decision.

Mr. Bauer then withdrew his motion, and the Chairman referred the matter to the Zoning Committee for further study and report at the next regular meeting.

#### IV. ANNEZATION OF GAME & FISH DEPT. PROPERTY AND STATE HIGHWAY RIGHT-OF-WAY APPROVED.

City Engineer Alstatt said that originally this area had been included in the West Lake Park annexation; however, the attorney for the opposition had questioned the right of the Game & Fish Department and the State Highway Department to sign annexation petitions, so it was dropped from the area that had been annexed. However, the law is clear that these two organizations can request annexation by themselves, as they have done in the petition now presented. This will make the annexation the same as it was originally.

When asked about the upkeep of the State Highway which would be within the City Limits if this area is annexed, Mr. Alstatt explained that the City is paid by the State Highway for the maintenance of a State Highway within the City.

Motion was then made by Mr. Nelson that the Planning Commission recommend to the City Council that this area be accepted for annexation. Motion was seconded by Mr. Bauer, and carried.

This area is described as follows: Beginning at the Northwest corner of the South half of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Principal Meridian, thence South 1303.70 feet to the South quarter corner of said Section 10, thence East along the South line of Section 10 to the Southeast corner of said Section 10, thence North 100 feet, thence Northwesterly along North highway right of way to a point on the East line of the West half of the Southwest quarter of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Ute Principal Meridian which is 894.5 feet South of the Northeast corner of said West half of the Southwest quarter of the Southeast quarter of Section 10, thence North 894.5 feet to the Northeast corner of said West half of the Southwest quarter of the Southeast Quarter of said Section 10, thence West 670.7 feet to the point of beginning.

#### V. PRELIMINARY SUBDIVISION PLAT OF FORD TRACT APPROVED

Mr. Blaine Ford and Mr. Lee Ford were present in regard to the plat presented for this subdivision. The feasibility of the long lot line in the area was questioned, and Mr. Ford was asked his justification for not breaking this up into blocks.

Mr. Ford said that traffic was slowed down if the area is not broken up into blocks; also that the area to the south and west was undesirable and to use this plan as presented enabled him to face the houses away from those areas. He will be able to build better houses this way. He said that this plan had been approved by the FHA.

Some members of the Commission felt that the long line of lots as presented in the plat was not desirable and some discussion was had on the subject. Motion was made by Mr. Nelson that the Commission recommend to the City Council the approval of the preliminary plat as presented. Motion was seconded by Mrs. Diemer, and carried on a 6 to 1 vote.

VI. BOOKLET, "MR. PLANNING COMMISSIONER" PRESENTED TO MEMBERS

The Booklet, "Mr. Planning Commissioner" was presented to those who had not already received a copy. Those who had previously received their copies expressed the opinion that this is a very excellent booklet.

VII. REPORT ON ZONING ORDINANCE

Gene Allen reported that the City Manager, the City Engineer, the City Attorney and he had been working diligently on the new zoning ordinance and would have it ready in approximately two weeks for presentation to the Planning Commission.

VIII. ADJOURN

Upon motion duly seconded and carried, the meeting was adjourned.