

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- June 29, 1960 -- 8:00 A.M.

CONFERENCE ROOM - CITY HALL

The regular meeting of the Grand Junction Planning Commission was held in the Conference Room of the City Hall at 8:00 A.M. Wednesday, June 29, 1960, with the following members present:

Chairman Glen Hopper, Mr. V. L. Colony, Mrs. Cleo Diemer, Mr. Alex Bauer, and Mr. Robert Van Deusen.

Absent: Mr. Elmer Nelson, Mr. Abbott Tessman, and Mr. Frank Mercer. Also present: City Manager Lacy, City Engineer Alstatt, Don Warner from the City Engineer's office and Mr. Pat Gormley, Chamber of Commerce.

I. MINUTES APPROVED

Motion was made by Mr. Colony that the Minutes of the Regular Meeting of May 25, 1960 be approved as written. Motion seconded by Mrs. Diemer, and carried.

II. REZONING OF LOTS 2 through 4, BLOCK 13, SHERWOOD ADDITION APPROVED

In the discussion of this item it was noted that although this area is now zoned for Business "A", the surrounding property owners are very desirous of having a very high type of development here so are asking that it be zoned Business "AR" which is an up-grading of the area. In the new zoning ordinance this area would be zoned as "B-1" which is a little more restrictive than Business "AR".

Motion was then made by Mr. Bauer that the Planning Commission recommend to the City Council that Lots 2 through 4, Block 13, Sherwood Addition be rezoned from Business "A" to Business "AR". Motion was seconded by Mr. Colony, and carried. Mr. Van Deusen asked to be excused from voting.

III. MONUMENT HEIGHTS SUBDIVISION STILL PENDING

Don Warner reported that he had conferred with Attorney Hotchkiss concerning right-of-way, but that it still has not been resolved.

City Engineer Alstatt said that as soon as the final plat of this subdivision is ready it will be placed on the Agenda for consideration.

IV. PROCEDURE TOWARD NEW ZONING ORDINANCE EXPLAINED BY CITY MANAGER

City Manager Lacy reported that the suggestion had been made at Council meeting last time that the joint meetings of the Council and the City Planning Commission on the second and fourth Wednesdays be resumed so that the two groups may study and discuss the proposed new zoning ordinance. At the same time, Mr. Lacy said that some

public meetings will be held which will not be official hearings but a means of explaining to people just what the general intent of the ordinance is and get their suggestions. He said that all justified changes would be noted and that a revised copy of the ordinance would then be considered by the City Council at the second meeting in July. The first public meeting will be scheduled for Tuesday, July 5, 1960, with meetings with special groups in order to study the particular phase of the ordinance which most affects them to be scheduled at their convenience.

The City Manager asked that the Planning Commission be considering the reorganization of the Planning Commission as proposed in the new zoning ordinance.

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Mr. Bauer then asked if the 5th Street viaduct is to be widened. Some time back the Planning Commission had favored a bridge across the river at either 7th Street or 12th Street.

No official report on the State Highway Department's origin and destination traffic survey has been received, although Manager Lacy said that he understood that it showed a greater need for the widening of the Fifth Street bridge at the present time than for new routes to be opened up.

Mrs. Diemer mentioned that she felt water rates might be lowered during the summer months as an inducement for people to take better care of their lawns, particularly the parkings which have been neglected in so many places.

Mr. Lacy said that the study of water rates as well as many other things, including trash and garbage collection and rates, will be undertaken just as soon as it is possible to do so.

Upon motion, the meeting was duly adjourned.