

Binder

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 28, 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, September 28, 1960, with the following members present:

Chairman Glen Hopper, V. L. Colony, Ray Meacham, Abbott Tessman, and Elmer Nelson.

Members absent: Mrs. Cleo Diemer, Alex Bauer, and Art Hadden.

Others present: City Manager Joe Lacy, Regional Planning Director Gene Allen, Development Director Don Warner, and Messrs. Bob Faith and Alden Spooner.

Members of the Citizens' Committee for Downtown Development:

Mrs. Wm. Hyde, James Gormley, Howard McMullin, Robert Van Deusen, Leland Schmidt, Amos Raso, and Rudy Susman.

II. CITIZENS' COMMITTEE FOR DOWNTOWN DEVELOPMENT ORGANIZED

Chairman Hopper called the meeting to order and introduced the members of the Citizens' Committee for Downtown Development who were present at this meeting in order to organize.

Their duties were briefly outlined by City Manager Lacy who said that although the area this committee will be studying is the old downtown district, he did not want anyone to get the impression that its purpose is to bring more business to downtown. He said their aim is to revitalize the downtown area and it has nothing to do with zoning but is strictly for capital improvements. The deterioration of the downtown area is the concern of the entire City.

Regional Planning Director Gene Allen showed a map of the assessed valuation of the downtown area and also a map of the zoning and parking. He said that his office has taken traffic counts around the business district and will have some studies to present to the committee at their next meeting. He said "there are many problems to be solved".

This committee will make recommendations and suggestions to the Planning Commission and work with them; the Planning Commission will then present these recommendations to the City Council.

Upon motion by Mr. Raso and second by Mr. Gormley, Mr. Leland Schmidt was nominated as Chairman of the committee and unanimously elected. Mr. Schmidt then nominated Mr. Gormley for Vice-Chairman and Mr. Raso for Secretary-Treasurer. There were no other nominations and Mr. Gormley and Mr. Raso were unanimously elected Vice-Chairman and Secretary-Treasurer, respectively.

Mr. Gormley pointed out that he and Mr. Van Deusen both live outside the City limits and asked if that made any difference; however, they were appointed by the City Council who were aware of this fact when they appointed them.

Mr. McMullin then made the motion that this Committee meet at 8:00 A.M. on the second and last Wednesdays of each month, the meeting on the last Wednesday to be with the Planning Commission. Motion was seconded by Mr. Raso, and carried. Mr. McMullin offered his conference room as a meeting place, and Mr. Lacy said the committee is welcome to meet in the City Hall Conference Room.

Mr. Lacy distributed literature to the members of the Committee for study. The Committee then left the meeting.

I. MINUTES APPROVED

Motion was made by Mr. Tessman that the Minutes of the Regular meeting of August 31, 1960 be approved as written. Seconded by Mr. Colony, and carried.

Motion was made by Mr. Colony that the Minutes of the Special Adjourned Meetings of September 14, 1960 and September 21, 1960 be approved as written. Motion seconded by Mr. Tessman, and carried.

III. BOUNDARIES FOR ANNEXATIONS APPROVED

- a. Lot 3, Block 1, Fairmount Subdivision. Development Director Don Warner said that these people have previously petitioned for annexation but have been put off in an attempt to annex a larger area. He said they are having serious septic tank trouble and are wanting to hook onto the City sewer line which runs up 13th Street.

Motion was made by Mr. Nelson that the Planning Commission accept these boundaries as proposed for annexation. Seconded by Mr. Meacham, and carried.

- b. Pomona View Subdivision and adjoining area. Mr. Warner said this is a well built up area of high class homes. Motion was made by Mr. Meacham that the Planning Commission approve the boundaries of Pomona View Subdivision Annexation as shown on the map. Motion was seconded by Mr. Tessman, and carried.

- c. 1st and Orchard. This item was not on the Agenda, but the petition for annexation by residents at 1st and Orchard had been received and therefore it was brought up for consideration at this time. The Commission had previously approved the boundaries and economic study of the area, with the understanding that the residents of the area file a deed on the rights-of-way that are required for the extension of Orchard Avenue and the widening of First Street.

Mr. Nelson made the motion that the Planning Commission recommend this annexation to the City Council contingent upon the receipt of deeds for rights-of-way to be presented to the Council; if not presented, then the annexation is to be withheld until such time as deed are forthcoming. Motion seconded by Mr. Colony, and carried.

- d. 28 $\frac{1}{4}$ Road to Indian Wash, Orchard Avenue north 1/4 mile. This item was not on the Agenda, but it is an item that had been tabled at the August 31st meeting for further study. Development Director Don Warner reported that he is still working with the land owners in this particular area, but it is not ready for presentation at this time. He will continue to work on it.

ADJOURNMENT

Upon motion by Mr. Colony, seconded by Mr. Meacham, and carried the meeting was adjourned.