

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 25, 1961 - 8:00 A.M. 7

CONFERENCE ROOM - CITY HALL

Members Present: Messrs. Elmer Nelson, Ray Meacham, Alex Bauer, Art Hadden, V. L. Colony, Abbott Tessman, and Mrs. Eleanor Diemer.

Others Present: City Manager Joe Lacy, Development Director Don Warner, Regional Planning Director Gene Allen, and a group of interested citizens.

I. MINUTES APPROVED

Motion was made by Mr. Meacham that the Minutes of the postponed Regular Meeting of January 6, 1961 be approved as written. Seconded by Mr. Hadden, and carried.

III. CORRECTED PLAT OF TULA SUB APPROVED

The plat of Tula Sub showing the correction as requested by the Planning Commission at its previous meeting, that "the right-of-way given for 28½ Road should be changed from 25 ft. to 30 ft." was presented by Engineer John Shepherd.

Motion was made by Mr. Colony that the Planning Commission approve this plat as shown and recommend it to the City Council. Motion was seconded by Mr. Bauer, and carried.

II. HEARING ON ZONING AT 1st AND ORCHARD SET FOR FEB. 23

There was some discussion relative to the setting of a hearing date by the Planning Commission, some members expressing the opinion that they felt this policy would only bring more pressure and criticism upon the Commission. Manager Lacy explained that this is the procedure as set forth by the new zoning ordinance which is set up under State statutes. Previously the Commission considered rezoning requests by petition only. He pointed out that the new policy would tend to bring the requests more to the attention of the interested persons involved.

Motion was made by Mr. Bauer that a hearing for B-2 zoning at 1st and Orchard, as requested, and the remainder of the area to be zoned as R-1-C be set for the next regular meeting of the Planning Commission, which will be Thursday, February 23, 1961, since Wednesday, Feb. 22, is a holiday. Motion was seconded by Mr. Meacham, and carried.

The group of citizens left at this time. They had been under the impression that the hearing would be held at this meeting.

IV. FRUITVALE AREA ANNEXATION BOUNDARIES APPROVED

Manager Lacy reported that a group of citizens from the Fruitvale area had asked to meet with him and Development Director Don Warner to talk about annexing a large tract of the Fruitvale area. The

boundaries of this annexation would be 29 Road on the East, Freeway on the South, present City Limits on the West, and Orchard Avenue on the North with the addition of the Rauthaupt property which lies north of Orchard Avenue at 28½ Road.

Mr. Lacy said that some of the basic work has been done already to find out just what chance they might have. Mr. Hurt has stated that he is quite certain that they now have over 50% of the property owners who would sign to annex to the City. He reported that the anti-City feeling has diminished a great deal out there. Most of the area is not served by City water at this time and their main motive for wanting annexation is to get water. Some of this area is fairly well developed.

Motion was made by Mr. Bauer that the Planning Commission approve the boundaries as presented for annexation. Motion seconded by Mr. Colony and carried.

V. USE OF COLORED SLIDES IN REZONING STUDIES

Mr. Lacy explained the value of using colored slides in considering areas requesting rezoning, as compared to on-the-spot investigations. He said one great value of this was the fact that the people at the hearings sometimes get a different conception of things when the pictures are presented and explained by either the City Manager or the Development Director. He stressed that the pictures must be completely impartial. They are valuable as a permanent part of the file, and this procedure is much more convenient than that of trying to have the entire Commission meet for such inspections. This in no way prohibits individual members from examining the areas at their own convenience. When asked their opinion of this procedure, several members expressed their approval.

Motion was made by Mrs. Diemer that insofar as possible, pictures be taken of all future projects that lend themselves to pictorial review and that they be available to the Planning Commission, the City Council and any other interested parties for group studies. Motion seconded by Mr. Hadden, and carried.

Mrs. Diemer expressed the opinion that others should be invited to bring their own pictures to hearings if they so desired, and Mr. Lacy said there would be no objection to this.

Mr. Colony asked if legal descriptions could be followed by "popular" descriptions giving the locations of areas to be considered. This would be a big help in locating areas to be studied. Mr. Lacy said this procedure would be followed.

VI. ABBOTT TESSMAN RESIGNS FROM COMMISSION

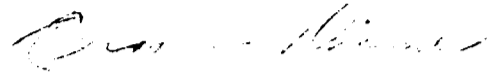
Mr. Abbott Tessman said that due to the press of private business and obligations he wished to present his resignation from the Planning Commission, also expressing his appreciation for having had the opportunity of working on the Board. It was with regret that the members of the Commission heard this.

Motion was made by Mr. Bauer that if and when the Commission receives a written request for resignation from the Planning Commission by Mr. Tessman, they will accept it. Motion seconded by Mrs. Diemer, and carried. The secretary was asked by the chairman to write a letter of appreciation to Mr. Tessman for his services.

VII. ADJOURNMENT

Upon motion by Mr. Bauer, the meeting was duly adjourned.

Respectfully submitted,



ELEANOR DIEMER, Secretary

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