

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

CONFERENCE ROOM - CITY HALL

Wednesday - March 29, 1961 - 8:00 A.M.

Members present: Messrs. Elmer Nelson, Ray Meacham, Art Hadden, Alex Bauer, Mrs. Eleanor Diemer, and Mrs. William Hyde.

Members absent: Mr. V. L. Colony.

Others present: City Manager Joe Lacy, Development Director Don Warner, and Regional Planning Director Gene Allen.

I. MINUTES APPROVED

Motion was made by Mr. Hadden that the Minutes of the regular meeting of February 23, 1961 be approved as written. Motion seconded by Mr. Meacham, and carried.

II. VACATION OF NORTH-SOUTH STREET IN YOKUM SUB APPROVED

Development Director Warner showed a map of the area in question. The entire area is owned by the Immaculate Heart of Mary Catholic Church and they have plans for building a grammar school and also a high school in the area. He said there is no real reason for this street since this is all church property and the only access needed here would be for their own facilities. If the area to the North is annexed to the City access along Wellington Avenue will be available, he pointed out. Parking facilities will be provided in the area and will relieve the situation on North 7th Street.

Mr. Lacy mentioned that the City is attempting to extend the sewer line up 7th Street and we need their signature and willingness to go along with this. Their cost would be approximately \$200.00. Mr. Warner said he believed this had been sent in to the Bishop for signature; however, we should follow through and check on this.

Mr. Bauer then made the motion that the Planning Commission approve this request and recommend its adoption to the City Council, contingent upon their going along with the City regulations so far as the sewer is concerned. Motion was seconded by Mrs. Diemer, and carried.

III. ANNEXATION PETITION FOR POMONA VIEW SUB APPROVED

Development Director Warner presented an annexation petition for Pomona View Subdivision for approval, assuming all signatures are valid. He said they are being checked at this time. The economic report on this area was very good and has previously been approved by the Commission.

Mr. Warner also said that their real reason for annexation was for sewer facilities, pointing out that there would be no waste land problem in the area as there was in the West Lake Park area.

Motion was made by Mr. Bauer that the Planning Commission approve this annexation petition of Pomona View Subdivision, contingent upon sufficient number of valid signatures to carry the necessary 51%. Motion was seconded by Mr. Hadden, and carried.

IV. APRIL 26 SET AS HEARING DATE FOR REZONING REQUEST

Development Director Don Warner presented a request for change of zoning of the following area: Lots 1 through 11, Exposition Arcade, from R-3 to C-1. This request is from Mr. Young who owns the Holiday Motel and wants to extend it into the area in question. It is the first zoning request since the adoption of the new zoning ordinance. At the time of the hearing it will be necessary that Mr. Young bring in justification for this request.

Motion was made by Mr. Bauer that this hearing date be set on April 26, 1961, the next regular meeting date of the Commission. Motion was seconded by Mrs. Diemer, and carried.

Since the new zoning ordinance provides that hearings for rezoning requests be held quarterly, the setting of this first hearing in April will make subsequent hearings fall in January, April, July, and October of each year.

V. REPORT ON FRUITVALE ANNEXATION

Development Director Don Warner reported that petitions are still being circulated in the Fruitvale area and that it is coming along quite well, with approximately 50% signed up at this time.

VI. DISCUSSION ON "BLIGHT" INSIDE CITY LIMITS

Chairman Nelson brought up the subject of the delapidated condition of many properties throughout the City and in the general discussion following, the effects of a "Housing Code" were mentioned. Correcting some of these things through the use of "civic pride" was also talked about. Mr. Lacy mentioned the pamphlet ACTION might give some helpful suggestions, but said that such a project needed some civic organization to follow through on it. It is a matter that Commission members can be thinking about.

VII. LIGHT ON 7th AND NORTH AVE TO BE CHECKED

Mr. Meacham brought up the subject of the new rotating light on the sign of the Arctic Circle Drive-in at 7th and North and asked if it is not prohibited by the new ordinance. He said he had been in the neighborhood and that this light penetrated into the surrounding residential area.

Development Director Warner said he had checked on these lights and they were labeled "reflector floods" rather than "spots"; however, the operator is very cooperative and if this light is in violation and is bothering the neighborhood, Mr. Warner felt sure it will be corrected immediately. Mr. Warner and Mr. Meacham are to check into this matter.

VIII. ADJOURNMENT

Motion to adjourn was made by Mr. Bauer, seconded by Mr. Hadden,
and carried.

Respectfully submitted,



ELEANOR DIEMER,
Secretary