

2/10/61
MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 30, 1961 - 8:00 a.m.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Arthur Hadden. Ray Meacham, and V. L. Colony.

Members absent: Mrs. Wm. Hyde, Mrs. Robert Russell, and Mr. Robert Baker.

Others present: City Manager Lacy and Development Director Warner.

The meeting was called to order by Chairman Nelson.

I. MINUTES APPROVED

Motion was made by Mr. Meacham that the Minutes of the Regular Meeting of July 26, 1961 be approved as written. Motion was seconded by Mr. Colony, and carried.

II. APPROVE ELIGIBILITY OF COUNTY SHOPS AREA FOR ANNEXATION

Development Director Warner presented the economic study on this annexation, stating that there are fourteen small houses in the area that wish to annex. He said that the County is willing to go along with the annexation because they would be an island in the City if the rest of the area would annex.

Mr. Warner said this is rather an unusual annexation -- it wouldn't make any money for the City, neither would it cost much. The total assessed value of the fourteen houses, one small church and the land is only \$5,600. Over a three-year period the expenses would be \$5,670., and the returns, \$3,150.; on a ten-year basis, the costs would be \$15,000. against a \$9,700. return. However, Mr. Warner stated that he had not taken into consideration the possibility of the houses being taken out during that time and the area developed industrially. "Ratio-wise, it is much better than some of the other annexations", he said. Very little service would be required, most of the water line is already in and there would only be about 150 ft. to be added. The people would pay for the installation of the sewer lines and would be very willing to do this as one of their main reasons for wishing annexation is to obtain sewer facilities. Existing sewer lines reach up to the edge of the annexation.

Mr. Lacy pointed out that this annexation would close up the island now existing in the area and free the boundaries there for future industrial annexation. He also noted that it was because of the sewer facilities and not because of the outside water rate that annexation was desired.

Motion was made by Mr. Colony that the Planning Commission recommend the eligibility of this annexation (County Shops area) to the City Council. Motion was seconded by Mr. Hadden, and carried.

III. DEVELOPMENT DIRECTOR REPORTS ON MIT CONFERENCE

Development Director Don Warner said that his major impression received from other students attending the Planning Conference at MIT was that Grand Junction has very few problems compared to many other cities in that we can profit from their past mistakes, especially older cities that have let their downtown areas deteriorate and are now paying for it.

He said he received much favorable comment on our new zoning ordinance with only one criticism -- it was felt that off-street parking should be one of the required standards. He noted that it was mentioned that it is a good idea to have a member from the School Board on the Planning Commission. Also, it was stressed that the Planning Commission should not become just a Zoning Board.

He said that many at the Conference were impressed with the City-County cooperation we have here; many places do not have this kind of cooperation. He mentioned that a majority of the towns in the East have much larger lot areas than in ^{our} Community -- some as large as an acre or two.

Mr. Warner quoted one of the instructors, Kevin Lynch, as saying "the aesthetics of a city make an impression on the people coming into it". He noted that a city should create an idea that is individual and not shared by others, but if shared, be the first to have it. "A city needs an identity". Mr. Warner pointed out that what we are planning here in "Operation Foresight" should certainly accomplish this and also bring in many people and be a source of a great deal of free publicity and advertising.

He mentioned that in some places they have been so eager to develop industry that they have overlooked what they already had and failed to develop it. Our major industry is the tourist business, and this is something that we should strive to develop.

GENERAL DISCUSSION OF RECREATIONAL FACILITIES

Mr. Meacham brought up the subject of the development of present facilities, particularly, the golf course, stating that if we expect to continue to have golf tournaments in Grand Junction our golf course must be brought up to date. He also said that he felt Grand Junction might be identified by its many parks. He felt that a schedule and an over-all program for redevelopment of parks and recreational facilities should be set up.

Mr. Lacy said that a 6-year estimate of capital improvements will be prepared by each department head and a capital improvement plan looking ahead five years is to be started. One of the Planning Commission's duties should be to study these estimates of capital improvements. Mr. Lacy also reported that the Recreation Director has conducted a "recreation-needs" study which will be available soon. This will show what the people of Grand Junction want in the way of recreational facilities.

IV. "OPERATION FORESIGHT"

City Manager Lacy reported that the booklet on "Operation Foresight" will soon be ready. The Planning Commission, the City Council, and the Citizens Committee for Downtown Development will receive the first copies. He stated that full publicity will then be given the plan and all groups and clubs will be contacted.

V. ELECTION TABLED UNTIL NEXT REGULAR MEETING

Due to the fact that the full Commission was not present at this meeting, motion was made by Mr. Meacham that the election of officers be tabled until the next regular meeting of the Planning Commission. Motion was seconded by Mr. Colony, and carried.

VI. ADJOURNMENT

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