

*Binder*

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - July 25, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Mrs. Robert Russell, Ray Meacham, Arthur Hadden, and V. Colony.

Others present: Building Inspector, J. E. Stockton, City Manager, Joe Lacy, Floyd Felt, Mr. Nisley, Ivan Kladder, Roger Kraehenbuehl, and Jack Blacksher.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the Regular Meeting held June 27, 1962. There was none. The minutes were approved as written.

II. REQUEST FOR CHANGE IN VACATION OF ALLEY IN BLOCK 1, MESA GARDEN'S SUBDIVISION (22nd and GRAND AVENUE).

Ivan Kladder discussed the situation that now exists and said they were unable to get permission from the Veterans Administration to give their half of East leg of existing alley to Columbia Savings & Loan because the Veterans Administration could not sell or dedicate any land after it was in their possession. Ray Meacham moved that this request for change of alley be tabled and in the meantime request that the interested parties get together and try to have alley dedication go straight thru to Grand Avenue. Also get letters of same for our file. Mr. Colony seconded the motion.

III. REQUEST FOR VACATION OF 10th STREET BETWEEN 1ST AVE. AND 2nd AVENUE, BETWEEN BLOCK 8 and 9 IN MILLDALE SUBDIVISION.

Floyd Felt, spoke for S & F Building Service and explained why they were asking for the vacation of 10th St. between 1st Avenue and 2nd Avenue. He said they were trying to get away from building over the ditch. Mr. Lacy explained the City's efforts to close ditches. A revocable permit if issued would not solve the complete problem in this case. Mr. Felt said what he was trying to get away from was the trouble that the ditches would cause at a future date. Mr. Lacy said that what it seemed to boil down to was giving up 10th Street to keep from going over the ditch, which probably would be closed before to long anyway. He explained that the City was trying to get the ditches closed as fast as possible. For long range planning for development purposes the City needs the right-of-way. Mr. Nelson asked if there was any further discussion. Mr. Hadden made a motion that we recommend to the Council a revocable permit be allowed instead of the vacation, with the understanding that the building would not be permitted on the street. Ray Meacham seconded the motion. The motion carried.

IV. FRONT YARD FENCES (REPRESENTATIVES FROM A-I LUMBER).

Mr. Nelson explained to the Commission that A-I Lumber Company requested consideration be given to raise the height of front yard fences from 30" to 3' or 4'.

Roger Kraehenbuehl asked for change in the Ordinance in regard to front yard fences. Their feeling was that the height of the fence should be regulated. He said the 2½ ft. fences was not feasible because only one company manufactures that size. He said that the people wanted a higher fence to protect their pets and children. Mr. Nelson explained that the 30" fence pretty well protected pets and children and made a motion recommending to the City Council that the Ordinance remain as written. The motion was seconded by Mrs. Russell. The reasons given were (1) The 2½ ft. fence is the only practical one you can see over. (2) If manufactures feel that there is enough of a problem they will meet this 30" height. Motion carried.

V. CONSIDERATION OF BOUNDARIES OF PROPOSED ANNEXATION SOUTH OF EAST GRAND FROM SCHOOL PROPERTY TO 28 ROAD. (INDIAN WASH).

Mr. Nelson suggested that the request be turned back to the petitioners because it was not feasible for the City. (2) The annexation in question was not a logical proposal because of exclusion of the adjacent area to the South and Southwest. The Commission suggested turning the petition back to the petitioners to be considered at a time when the total area can be included.

VI. REPORT ON 6.1 USE (CONDITIONAL USE IN C-2 ZONE).

Mr. Stockton will add light industrial uses to 6.1 use that would not be objectional as a conditional in a C-2 zoned area. Take some of the uses that are undesirable from 6.1 and place in 6.2. Mr. Nelson asked for the type of action they would have to take on this. Mr. Lacy said he did not want to rush into an amendment of the Zoning Ordinance until they had several of them to take at once. The Commission generally agreed that the Development Office should continue to work on this and prepare a specific proposal at a later date.

VII. REPORT ON HOUSING CODE PROGRESS.

Mrs. Russell suggested a special meeting on the Housing Code. It was agreed that a special meeting would be held on August 15, 1962 between 3:00 and 5:00 o'clock P. M., at Elmer Nelson's Stage Coach Room.

VIII. ADJOURNMENT.

There being no further discussion to come before the Commission the meeting was adjourned.