

*Baker*

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 29, 1962 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Mrs. Barbara Hyde, V. Colony, Bob Baker, Ray Meacham, and Mrs. Russell.

Others present: Dale Luke, Don Warner, Development Director, and Mr. Kellog.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the minutes of the Regular Meeting held July 25, 1962. There was none. The minutes were approved as written.

II. CONSIDER REQUEST FOR ALLEY VACATION (SOUTH ONE-HALF OF THE NORTH-SOUTH ALLEY BLOCK 5, CITY).

Don Warner read letter from Hugh Pinger and Leigh R. Sullivan, requesting vacation of alley between the properties at 722 Belford and 732 Belford. The alley runs North and South. The owners felt the alley was very dangerous. Memos were also read from Karl Johnson, Frank Kreps, Bill Reeves, Public Service Company and the Mountain States Tel. Company. It was recommended that the Commission consider a revocable permit for barricading the alley rather than vacation as this right-of-way could be needed in the future. After discussion, Mr. Baker made a motion to recommend that the Council grant this revocable permit. Motion was seconded and carried.

III. CONSIDERATION OF ZONING CHANGE REQUEST (TIM'S NURSING HOME).

Dale Luke presented a request for rezoning of a 10 acre tract in Fruitvale at the location of the Tim's Nursing Home. The Commission discussed this proposed change from R-1-C to R-3. Mr. Colony made a motion that this proposed change be advertised for hearing as presented on the maps shown to the Commission. Motion was seconded and carried.

IV. REQUEST FROM MANUEL'S DEPARTMENT STORE FOR REVOCABLE PERMIT.

Mr. Kellog, representing Manuel's Department Store, made a request to the Commission that a revocable permit be granted to allow the extension of a basement area under the sidewalk on the South and West sides of the store as per a drawing he presented. In the ensuing discussion it was stated that if this permit was granted all construction would have to be co-ordinated with the City Engineer to tie in with Operation Foresight Construction. The City Engineer would also determine the location of the outside walls. Mr. Colony made a motion that this revocable permit be recommended to the Council contingent on all plans and specifications meeting the approval of the City Engineer. Motion was seconded and carried.

V. CONSIDERATION OF ZONING FOR KSL ANNEXATION.

A proposal for the KSL annexation was discussed. It was decided that this should be advertised for R-1-C zoning for the full 45 acres. Mrs. Russell made the motion which was seconded and carried.

VI. SET HEARINGS FOR ZONING MATTERS.

Mrs. Hyde made a motion that the date of hearings for the afore mentioned zoning matters be set for September 19, 1962, at 8:00 A. M. at the City Hall. Motion was seconded and carried.

VII. ELECTION OF OFFICERS.

Mr. Nelson stated that this was the date set for the yearly election of officers for the Planning Commission. The Officers necessary are a Chairman, Vice Chairman, and Secretary. Mr. Colony nominated Mr. Baker for Chairman. Mr. Meacham seconded the nomination and moved that the nominations be closed and that a unanimous ballot be cast for Mr. Baker. This motion was seconded and carried. Mr. Meacham nominated Mrs. Barbara Hyde as Vice Chairman. Mrs. Russell seconded the nomination and moved that the nominations be closed and that a unanimous ballot be cast for Mrs. Hyde. The motion was seconded and carried. Mrs. Hyde nominated Mrs. Betty Russell for secretary. Mr. Meacham seconded the nomination and moved that the nominations be closed and that a unanimous ballot be cast for Mrs. Russell. Motion was seconded and carried.

VIII. DISCUSSION OF CAPITAL IMPROVEMENTS PLANNING.

Don Warner presented the Proposed Capital Improvement Program as requested by the individual department heads. The Commission was given copies of these requests for study and further discussion at the regular meeting.

IX. DISCUSSION OF DIAGONAL ROAD.

The problem of zoning along the diagonal road was discussed and it was decided that the City Planning Commission should bring this up at the next Regional Planning Meeting.

X. REGIONAL PLANNING DIRECTOR.

It was brought out that Mr. Herbert Divelbiss had notified Ed Strnad that he would not be able to take the position as Regional Planner. The Commission recommended that Mr. Lacy and Ed Strnad make a phone call to Mr. Brown in Peoria, Illinois, to set up an interview for this position.

XI. ADJOURNMENT.

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