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REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 30, 1963 - 8:00 A.M.

Conference Room - City Hall

Members present: Messrs. Bob Baker, Ray Meacham, Art Hadden,
Vic Colony, Mrs. Barbara Hyde, and Mrs. Robt Russell.
Also present, Development Director Don Warner.

I. MINUTES APPROVED

Motion was made by Mr. Meacham that the minutes of the regular meeting of December 26, 1962 and the special meeting of Dec. 19, 1962 be approved as written. Motion seconded by Mr. Hadden, and carried.

II. RECOMMEND 1.5 CONDITIONAL USE BE INCLUDED IN B-3 ZONE

Development Director Don Warner said that Mr. Charles Shaw is interested in building a medium-priced apartment house (possibly 18 units) close to the downtown area, located in B-3 zone.

Mr. Warner noted that the coming trend seems to be that housing units be built close to the downtown area. An increasing number of downtown workers are wanting housing close to their work. He noted also that if apartments are within walking distance of the downtown area it would have a tendency to alleviate the traffic problem. Therefore, Mr. Warner said he felt that the request of Mr. Shaw should be carefully considered and that the inclusion of 1.5 conditional use in B-3 zone would be desirable.

In the discussion it was pointed out that a conditional use of 1.5 in B-3 zone would be preferable to changing the zoning of the entire area since in this way the area could expand later on into the business use that it has been set up for. It was noted also that conditional uses are ultimately the responsibility of the Board of Adjustment. Since they must consider all such requests in light of the four conditions as set forth in the zoning ordinance (need, suitability, plan of development, and the effect of property value on the surrounding area) it was felt that a very thorough analysis would be made and the matter considered carefully before any such requests might be granted.

Motion was made by Mr. Colony that the Planning Commission recommend to the City Council that the 1.5 conditional use be included in B-3 zoning as set forth in the zoning ordinance. Motion was seconded by Mr. Meacham, and carried.

III. 28-3/4 RD & 29 RD RECOMMENDED AS COLLECTOR & SECONDARY STREETS, RESPECTIVELY

Mr. Warner pointed out that it is necessary to designate the names of all collector, major and secondary streets in the zoning ordinance, and that 28-3/4 Road from North City Limits to South City Limits and 29 Road from North City Limits to South City Limits should be designated as collector and secondary streets, respectively.

He explained that collector streets are designed to collect traffic from residential or business areas and facilitate its connection with major or secondary streets. Major streets are designed to carry a large volume of fast-moving traffic which connects with outside traffic and are "through" streets; secondary streets are designed to facilitate traffic circulation within the City and carry more traffic than collector and less than major streets.

Motion was made by Mrs. Russell that the Planning Commission recommend to the City Council that 28-3/4 Road from north City Limits to south City Limits be added to the list of collector streets, and 29 Road from north City Limits to south City Limits be added to the list of secondary streets in the zoning ordinance. Motion was seconded by Mr. Colony, and carried.

NOTE: It will be necessary to have a public hearing called by the Planning Commission before Items II and III are passed on to the Council for action. This hearing will be set for the regular meeting in February.

IV. RECOMMEND ACTION ON ZONING ORDINANCE TEXT; RE: BD OF ADJ QUORUM

Mr. Warner noted that the Board of Adjustment felt that a quorum for their Board should be designated as four instead of three, as now noted in the zoning ordinance, to prevent decisions being made by a minority of the Board. He pointed out that the amendment had been recommended to Council but at the time of this recommendation it was decided to postpone action until there were other amendments proposed in order to save on legal advertising costs. He further suggested that it should be the policy of the Commission to note any minor changes to the zoning ordinance once a year, perhaps the first of each year, in order that they might all be taken care of at one time.

It was noted that at their Oct. 31, 1962 meeting the Planning Commission had recommended to the City Council that the quorum for the Board of Adjustment be set at four members instead of three. This recommendation was ratified at this time.

V. LONG-RANGE PLANNING DISCUSSION

A general discussion was held on planning for community facilities. Don Warner explained to the Commission some of the steps necessary to take in inventorying present facilities and arriving at needs and plans for future facilities.

VI. ADJOURNMENT Upon motion, the meeting was duly adjourned at 9:30 A.M.