

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 28, 1963 - 8:00 A.M.  
Conference Room

Members present: Messrs. Colony, Nelson, Meacham, Hadden, and  
Mrs. Grace Smith.  
Members absent: Mr. Robt. Baker and Mrs. Robt. Russell.  
Also present: Development Director Don Warner, Attorney Tom Elder,  
Messrs. Bob Faith and Tom Rummell.

COLONY ELECTED CHAIRMAN PRO-TEM

In the absence of Chairman Baker, Mr. Vic Colony was unanimously elected Chairman Pro-Tem. Mr. Colony called the meeting to order.

MINUTES

Mr. Meacham made the motion that the minutes of the July 31, 1963 meeting be approved as written. Motion seconded by Mr. Hadden, and carried.

REQUEST BY VALLEY FEDERAL S & L FOR PLANTER IN R/W DENIED

Development Director Don Warner said that the Valley Federal Savings and Loan Association had originally requested a revocable permit to allow a planter to be built in the sidewalk right-of-way but that he had been under the impression that they had decided against doing this since they had requested permission to face the building. However, now it appears that they want official word from the Planning Commission regarding the planter.

In the brief discussion of this, it was brought out that there is room back of the sidewalk so that the planter need not be placed in the right-of-way, especially since the main entrance to the building is to be on the south side. Motion was made by Mr. Nelson that the request to place the planter in the sidewalk right-of-way be denied. Motion seconded by Mrs. Smith, and carried.

QUARTERLY ZONING HEARING SET FOR SEPT 18

Motion was made by Mr. Nelson that Wednesday, September 18, 1963, at 8:00 a.m. be set as the date for the next quarterly zoning hearing. Motion seconded by Mr. Meacham, and carried.

RECOMMEND VACATION OF PORTION OF 11th STREET, ORCHARD TO WALNUT

Attorney Tom Elder was present in behalf of the Lincoln Park Hospital to request the re-location of a cul-de-sac which had previously been approved, stating that at some time in the future the hospital hoped to have a new north-south wing and the cul-de-sac as presently located would be too close to the building. Motion was made by Mr. Meacham that the Planning Commission recommend to the City Council the vacation of the north half of 11th Street between Orchard and Walnut Avenues, contingent upon the deeding of the cul-de-sac as shown on map presented and already approved by the City Engineer. Motion was seconded by Mr. Hadden, and carried.

MODIFICATION OF 5.7 USAGE UNDER C-2 ZONING TO BE ADVERTISED FOR HEARING

Development Director Don Warner read a paragraph incorporating "curing and smoking" as a part of meat processing and also incorporating a "smoke control" clause into the ordinance. (Full copy on file in Planning Office).

This ordinance modification will be advertised for hearing at the quarterly zoning hearing set for September 18th.

COMMISSION TO STUDY NEW CONCEPT OF "DENSITY ZONING"

Messrs. Bob Faith and Tom Rummell were present with a plan for building fifteen units in the Mantey Heights area on the crown of the hill. They noted the area is zoned for single family residential use and would allow for fifteen units; however, instead of individual units they propose to build the units all in one with the rest of the area to be landscaped with swimming pool, etc.

In the discussion following, the Commission felt this sort of housing will no doubt be requested more and more in the future and also that it would be a good development for this particular location. They noted, however, that in order to keep the required open space it would be necessary to record a restrictive clause prohibiting the selling off of any land in such units that is to be used for recreational purposes.

The Commission felt this concept was interesting and worthy of study but that it would have to be looked into carefully and studied since it would be a major change in the concept of the zoning ordinance.

ADJOURNMENT

The meeting adjourned at 9:30 a.m.