

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- September 17, 1958 -- 8:00 A.M.

CITY HALL

The Grand Junction Planning Commission met in special session at 8:00 A. M. in Mr. Cheever's office at the City Hall on September 17, 1958, with the following members present: Chairman M. A. Cornelison, Vice-Chairman Howard McMullin, Secretary R. E. Cheever, Mr. Glen Hopper, Mrs. Cleo Diemer, Mrs. F. A. Brumbaugh, and Mr. Robert Van Deusen.

Members absent: Mr. Claud Smith and Mr. Richard Zollner.

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Mr. C. A. Walt, Attorney Miles Kara, and Mr. F. S. Clodfelter.

Since the Chairman was delayed in arriving at the meeting, Vice-Chairman McMullin called the meeting to order. Mr. McMullin stated that this special meeting of the Commission had been called primarily so that the Commission could make a recommendation to the City Council regarding the Fruitvale Annexation.

Mr. McMullin further stated that his personal opinion was that if annexation is the only solution to the sanitary problems and water problems of this district, he would recommend it. He then declared the meeting was open for discussion of this question.

Mr. Cheever also stated that he believed annexation was the only solution to protect the health of the community and that a lot of work had already been done toward annexation. He then made the motion that the annexation of the Fruitvale District be recommended to the City Council by the City Planning Commission. Motion seconded by Mrs. Diemer.

The question of the position of School District No. 51 on this annexation was then brought up. In figuring this annexation, the Engineering Department had included the Fruitvale Elementary School, although the District had not as yet signed the petition. It was pointed out that although the School District's property is not necessary for this annexation to go through, since a majority of the property owners have already signed up in favor of this, it would create additional expense and engineering problems later when they would eventually annex to the City.

By telephone call to Mr. Ray Hume, Assistant Superintendent for Business Services of School District No. 51, it was ascertained that the School District is willing to furnish an affidavit of their willingness to annex, their position being that they did not wish to sign the petition in order to influence the issue one way or the other.

The Vice-Chairman then called for a vote upon the motion before the Commission, which was unanimous in favor of the motion that this Commission recommend the Fruitvale Annexation to the City Council.

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Mr. Cheever reported that Mr. Clarence Ritchie who has built several homes in the vicinity of Linda Lane and Walnut Avenue had talked to him about a zoning matter. Mr. Ritchie would like to have the zoning on four lots in this area changed from Residence "A" to Residence "B" in order to build a couple of duplexes; he is asking for this change because when Walnut Avenue was put through there, part of these lots was cut off, making them undesirable for one-family residences. No formal petition had been presented, but Mr. Cheever suggested that the Zoning Committee might make an "on-the-spot" investigation of this matter before the next meeting, and if they approved, a formal petition could then be presented and time saved for Mr. Ritchie.

The Vice-Chairman referred this matter to the Zoning Committee for an "on-the-spot" investigation and report at the next meeting.

Mr. Cheever then presented a matter which he said he felt required some thought and consideration. It was his opinion that a Resolution of Procedure should be adopted whereby in the future all over-all plans of the City Planning Commission and the Regional Planning Commission be approved by the City Council and the County Commissioners on a preliminary basis before being put out for public display and discussion. Since the Planning Commissions are purely advisory groups to these two official groups, he felt that if we could come to some conclusion as to what we would like to have as our thinking on questions involved and also have the opinion of every other organization involved and then have the approval of the Council and the Commission before releasing such matters to the public, it would keep criticism from the Planning Commissions and also help keep the thinking of the Commissions in accord with other agencies and groups involved. In this way, also, the community would find all agencies and commissions united in their thinking.

This question was discussed at some length, with the concensus of opinion of the members being that more liaison between the Planning Commissions and other groups involved in specific plans would be beneficial and that approval of plans by both the City Council and County Commissioners before release to the public would be desirable and avert criticism of the Commissions. (In the specific question involved, i.e. the interstate highway, it was felt that the Highway Department has important plans for this area and these were not given full consideration when preparing preliminary maps of the area which are a part of the Master Plan being worked out.)

Mr. McMullin then made the motion that the City Planning Commission appoint a committee of three members on Public Relations, and send a request to the County and Regional Planning Commissions to appoint similar committees to formulate a policy of public relations for these Commissions for adoption by all of them so that we have some standards of procedure.

Chairman Cornelison had arrived at the meeting during the discussion. Mr. Van Deusen then seconded the motion before the Commission and the Chairman called for a vote. The motion carried, and the Chairman said the Committee would be appointed later.

Meeting adjourned upon motion.

R. E. CHEEVER, SECRETARY

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Mrs. Diemer made the following addition to Mr. McMullin's motion, which was accepted by Mr. McMullin:

That a representative of the City Council and also of the County Commissioners be included in this Committee.