

REGULAR MEETING
GRAND JUNCTION PLANNING COMMISSION
Wednesday - July 31, 1968 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Richard Stranger, Harry Colescott, Blake Chambliss, Herbert Wright.

OTHERS PRESENT: Don Warner, Development Director, Paul Walker, Mrs. Estelle Brumbaugh, Charles Willsea, Mr. and Mrs. Bruce McGlothlin, Archie Alexander.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the June 26th meeting approved.

II. HEARING ON REQUEST FOR ZONING CHANGE - North 7th Street

Discussion on present zoning of B-1 (Limited Business) and R-2 (Two Family Residence). Don Warner explained location of proposed changes mentioned for rezoning. He stated that a service station is listed under the B-3 zoning as a conditional use. To be 400' away from the existing service station - a station could be requested at the NE Corner of 7th and Teller. Mrs. Brumbaugh asked if a Used Car Sales was a conditional use and was told this would not be allowed. It was stated that the C M and H Tire Co. had been approved under another zoning and it may still operate.

Mr. Baker asked Mr. Stranger to explain the Planning Commission's reasoning for rezoning. Mr. Stranger believes we need an improvement not deterioration in this area. Don Warner stated that one thing the change to B-3 will do is upgrade construction in the area because it will change the Fire Zone to Zone 1.

Mr. Bruce McGlothlin, 616 Belford Avenue, asked if there was a request for a parking lot in the vicinity of the old Black and White Grocery. There will be more parking needed in the area if further developed, and off-street parking will be required. Mr. McGlothlin asked if Service Stations and Drive-In Restaurants were uses under Zone B-3. Service stations but not drive-in restaurants are listed as conditional use under B-3. Mr. Colescott brought up the possibility of there not being enough room for supermarket parking space. It was pointed out that the City Zoning Ordinance states the amount of space required by certain businesses.

Mr. Charles Willsea, 7th and Gunnison, stated that he would not like to see a residential area be taken over by business.

It was stated that the Commission was not planning an intrusion of the residential area and Mr. Willsea was asked if he thought anyone would rebuild homes in this area. Mr. Willsea did not wish this area to be thrown open to Service Stations.

A Commission member said to remember the Service Stations are not the worst type of business to come into a neighborhood. They keep their premises clean and the traffic does not stay; it keeps moving. The noisy businesses are the ones which require parking.

Mr. Wright added to also remember that the service stations are not permitted uses, they are a conditional use under Zone B-3 and there must be a hearing held before a service station could be opened in this area and the neighborhood would then be notified of the hearing.

The median strip on North 7th will help to keep business out of this area.

Mr. McGlothlin does not want the situation on North 7th as it is at the Safeway Store on Ouray. Mr. Willsea asked what assurance does he have that the area will not deteriorate even if the rezoning does pass.

Mrs. McGloughlin thanked the Commission for their time and attention.

Mr. Archie Alexander, owner of the Black and White Grocery, stated that the area needs developing and he thinks the area should be rezoned.

Dick Stranger moved that the Commission recommend to the City Council they approve the rezoning request of the West Side of North 7th Street from alley South of North Avenue to Teller Avenue all East of the North-South alley, from B-1 (Limited Business) to B-3 (Retail Business). Barbara Hyde seconded. Passed.

It was also moved by Dick Stranger to recommend to the City Council they approve the rezoning of the East side of North 7th Street from Belford Avenue to Teller Avenue, all West of the North-South alley, from R-2 (Two-Family Residence) to B-3 (Retail Business). Barbara Hyde seconded. Passed.

III. HEARING ON REQUEST FOR ZONING CHANGE - Orchard Ave. & 28 Road

Mr. Colescott moved the request for rezoning of the Southeast Corner of Orchard Avenue and 28 Road from R-3 (Multi-family Residence) to R-1-D (Single Family Residence) be recommended to the City Council for approval. Seconded by Grace Smith. Passed.

It was the general opinion of the Committee for them to closely watch the town's growth and changes and rezone when necessary rather than waiting for the need to be brought to the attention of the Committee through outside requests.

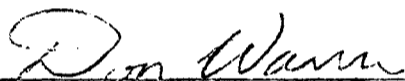
IV. UNIFORM HOUSING CODE DISCUSSION

Barbara Hyde started the discussion on the Uniform Housing Code, stating the controversial items on the Housing Code and suggested that the Commission check into it to see what can be done. Don Warner explained if the City decided to go into this, they would have to have a Housing Commission and a full-time Housing Inspector in addition to our Building Inspector. It was pointed out that the best approach would be to use the Uniform Housing Code published by the publishers of the Uniform Building Code which would standardize all terms and section numbers.

Barbara Hyde asked that this item be put on the next agenda and a publicity and explanation program be started. The Commission agreed that this would be the correct method and stated general approval of the Housing Code.

V. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director