

*Mr Gray*

GRAND JUNCTION PLANNING COMMISSION  
Wednesday - June 24, 1970 - 7:30 P. M.  
CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Richard Stranger, Mrs. Clinton Smith, Raymond Paruch. and Dale Hollingsworth.

OTHERS PRESENT: City Manager Richard Gray; Development Director Don Warner; Planning Director Robert Engelke; City Councilmen, Ray Meacham, Richard Youngerman, Robert Evans and Stan Anderson; Charles Shaw and William Nelson.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the May 24th meeting approved.

II. HEARING ON CHANGE IN ZONING TEXT - FENCE HEIGHT REGULATIONS - RECOMMENDED TO COUNCIL

Don Warner explained the fence height regulation change as advertised - change is to allow 8' height fence with permission from adjoining property owners. It was suggested by Robert Evans that the Planning Commission set a standard height - maybe 6' to 8' - and have every back yard fenced the same height. Discussion followed. Perhaps anything above 6' height - not set maximum height - permission from adjoining property owners.

Dale Hollingsworth made a motion that the Commission recommend to City Council the change in zoning text for fence height regulations as advertised and as follows:

That part of the City Zoning Ordinance reading as follows:

Section 6. SUPPLEMENTARY REGULATIONS

a. Fences: Fences or walls not exceeding thirty (30) inches in height may be erected on any part of a lot in any "R" residential zone district except as further regulated on corner lots, between the front line of the lot and the front set-back line for structures. Such fences may be increased to forty-eight (48") maximum height in a ratio of two-thirds (2/3) open space to one-third (1/3) closed space per square foot is maintained in that part of the fence or wall extending above the thirty inch (30") height. On any other part of the lot, fences may be erected to a height not exceeding six (6) feet. The height of such wall or fences shall be determined by measurement from the ground level at the lowest grade level within three (3) feet of either side of such fences or walls. Any fence more than six (6) feet in height shall be considered a structure. If an "R" residential tract faces into a "B" business, "C" commercial, "I" industrial, or "P" parking zone district, the height of the fence in front of the setback line for structures may be four feet (4') high.

SHALL BE AMENDED TO READ:

Section 6. SUPPLEMENTARY REGULATIONS

a. Fences or walls not exceeding thirty (30) inches in height may be erected on any part of a lot in any "R" Residential zone district except as further regulated on corner lots, between the front line of the lot and the front set-back line for structures. Such fences may be increased to forty-eight (48) inches maximum height if a ratio of two-thirds (2/3) open space to one-third (1/3) closed space per square foot is maintained in that part of the fence or wall extending above the thirty (30) inch height. On any other part of the lot fences may be erected to a height not exceeding eight (8) feet. Any request for a fence permit to build a fence over six (6) feet in height shall be accompanied by a letter of consent from adjoining property owners on each side and to the rear. The height of such wall or fences shall be determined by measurement from the ground level at the lowest grade level within three (3) feet of either side of such fences or walls. If an "R" Residential tract faces into a "B" Business, "C" Commercial, "I" Industrial, or "P" Parking zone district, the height of the fence in front of the setback line for structures may be four (4) feet high.

Grace Smith seconded the motion and it passed.

III. REQUESTED REZONING FROM R-1-B to R-3 TABLED

Don Warner explained the request of Charles Shaw for extension of R-3 zoning West approximately 65'. At a previous meeting, it was stated that the Police Department and the Traffic Engineer both requested 6th Street be opened North of Bookcliff Avenue to Center Avenue. Sixth Street would be on the East portion of Charles Shaw property and Fifth Street on the West. Mr. Shaw would gain approximately 40' of R-3 zoning on the West if this request is recommended. Mr. Shaw explained further from the plans what his request is. He plans apartments on all of this property.

Mr. Bill Nelson, representing the opponents, stated that when he owned this property approximately a year ago, and the zoning was changed to R-3 for the area East of this request, the development plan was presented to the Commission as to what was planned for Perry Olsen's property West of this property. If this request of Charles Shaw be recommended now it will destroy the original plan and leave Perry Olsen owning long lots with questionable salability.

After a lengthy discussion, Ray Paruch made a motion that the rezoning request be denied. There was no second to this motion.

Richard Stranger made a motion that this hearing be tabled. The Commission needs a chance to look at the entire area. Ray Paruch seconded this motion and it passed.

IV. DISCUSSION ON B-2 ZONING ORDINANCE CHANGE

The Commission had received copies of the Zoning Ordinance Text that pertains to B-2 zoning. This subject is being continued from the last Commission meeting.

Mr. Hobby Fraser, operator of the 7-2-11 Stores, would like the B-2 Zoning Ordinance changed to closing time at 11:00 p.m. rather than 10:00 p.m. The Commission felt that this change would not protect the other areas with B-2 Zoning from noisy and undesirable businesses which would be allowed to be open another hour at night.

Dick Stranger suggested that the B-2 zoning ordinance change not be advertised.

Dick Stranger made a motion that the B-2 Zoning Ordinance be left as it is - with the closing time at 10:00 p.m.

Grace Smith seconded the motion and it passed.

V. NORTH AVENUE TRAFFIC DISCUSSION

Informal discussion lead by Gus Byrom, Traffic Engineer, regarding traffic problems at Teller Arms - Gibson area.

VI. ANNEXATION DISCUSSION WITH COUNCIL

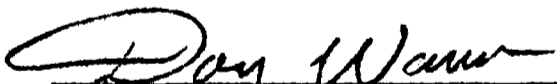
Informal discussion with the City Council regarding annexation policies, costs, etc.

VII. RESIGNATION SUBMITTED - GRACE SMITH

Mrs. Clinton Smith submitted her resignation to the Planning Commission.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned.

  
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Don Warner  
Development Director