

Mr. Gray

GRAND JUNCTION PLANNING COMMISSION
Wednesday - October 28, 1970 - 8:00 A. M.
CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Robert Baker, Dick Stranger, Blake Chambliss, Harry Colescott, Ray Paruch and Mrs. Robert Russell.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke, Mrs. Louise W. Bockelmann, Mrs. Clinton Cejka, Gene Taylor and Truman Spannagel.

I. MINUTES APPROVED

Chairman Bob Baker approved the minutes of the September 30th meeting.

II. EXPLANATION OF PROPOSED ZONINGS OF NEW ANNEXATIONS

Don Warner explained the R-1-A, R-1-B and R-1-C Zonings that were proposed for the new annexations. Discussion followed.

A. R-1-A ZONING RECOMMENDED TO COUNCIL FOR VIEW POINT ANNEX

Blake Chambliss moved and Betty Russell seconded that the Commission recommend to City Council that View Point Annex be zoned R-1-A. The motion carried unanimously.

B. R-1-A ZONING RECOMMENDED TO COUNCIL FOR NORTH ACRES ANNEX

Blake Chambliss moved and Ray Paruch seconded that the Commission recommend to City Council that North Acres Annex be zoned R-1-A (One Family Residence). The motion carried unanimously.

C. R-1-C ZONING RECOMMENDED TO COUNCIL FOR TREEHAVEN ANNEX

Blake Chambliss moved and Dick Stranger seconded the Commission recommend to City Council that Treehaven Annex be zoned R-1-C (One Family Residence). The motion carried.

D. R-1-B ZONING RECOMMENDED TO COUNCIL FOR POMONA VIEW ANNEX

Ray Paruch moved and Dick Stranger seconded the Commission recommend to City Council that Pomona View Annex be zoned R-1-B (One Family Residence). The motion carried unanimously.

E. DECISION TABLED - ZONING HEARING - PROPOSED ZONING R-1-B FOR MANTEY HEIGHTS ANNEX

Mrs. Clinton Cejka, 112 East Park Avenue, stated that she was against the R-1-B proposed zoning. The County Zoning which they were under before annexation was for duplexes. Mrs. Louise W. Bockelman, 2811 F Road, stated that they would like to have Mantey Heights Annex zoned R-2 because they plan to build more duplexes. Also present was Mr. Gene Taylor, 105 Mantey Heights.

After considerable discussion, Blake Chambliss moved and Dick Stranger seconded that the decision be tabled for Planning Commission to again look at the area. Letters, stating the proposed zoning and the objections to this zoning with notification of meeting when this will be brought before the Commission again, will be mailed to residents of this annexation. In this way, the Commission will be able to tell the feelings of the residents. The motion carried unanimously.

F. R-1-B ZONING RECOMMENDED TO COUNCIL FOR HILLCREST MANOR ANNEX

Dick Stranger questioned this proposed zoning because of the property below the hill at the corner of 1st and Orchard. After considerable discussion, Blake Chambliss moved and Dick Stranger seconded that the Commission recommend to City Council that Hillcrest Manor Annex be zoned R-1-B (One Family Residence). The motion carried. Betty Russell abstained.

III. CHANGE IN ZONING TEXT - ZONE CLASSIFICATIONS, 4.9, MOBILE HOME PARK - RECOMMENDED TO COUNCIL

A public hearing was held on a change in zoning text which had been advertised. Dick Stranger moved and Blake Chambliss seconded that the following change in zoning text be recommended to Council:

That part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(4) Business Use.....

4.9 Mobile Home Park.....consists of an area serving two or more mobile homes or trailer coaches on either a permanent or transient basis.

SHALL BE AMENDED TO READ:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(4) Business Use.....

4.9 Mobile Home Park.....consists of an area serving five or more mobile homes or trailer coaches on either a permanent or transient basis.

The motion carried unanimously.

IV. CHANGE IN ZONING TEXT - DEFINITIONS AND LIMITATIONS, b. MOBILE HOME PARK - RECOMMENDED TO COUNCIL

A public hearing was held on a change in zoning text which had been advertised. Dick Stranger moved and Betty Russell seconded that the following change in zoning text be recommended to Council:

That part of the City Zoning Ordinance reading as follows:
Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words:

Mobile Home Park (Trailer Court).....Any premises where two (2) or more trailer coaches or mobile homes are parked for living or sleeping purposes, or any premises used or set apart for supplying to the public, parking space for two (2) or more trailer coaches or mobile homes for living or sleeping purposes, and which include any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer court or camp or mobile home park.

SHALL BE AMENDED TO READ:

Section 11. DEFINITIONS AND LIMITATIONS

b. Terms and Words:

Mobile Home Park (Trailer Court).....Any premises used or set apart for supplying to the public, parking space for five (5) or more trailer coaches or mobile homes for living or sleeping purposes, and which include any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer court or camp or mobile home park.

The motion carried unanimously.

V. CORRECTIONS OF MINUTES APPROVED

Betty Russell moved and Harry Colescott seconded that the following corrections of minutes be approved:

June 24th - Page 2, Item 3, Last Paragraph - "hearing be tabled" changed to "decision be tabled".

Item 3, 2nd Paragraph - Add "Hearing closed."

August 26th - Page 3, Item 6, Last Paragraph - change "access" to "accessory use".

The motion carried.

VI. DISCUSSION OF REGULATIONS OF RESIDENTIAL BULK DEVELOPMENT-MEETING TO BE SET

Don Warner and Bob Engelke explained some of the regulations of Residential Bulk Development. A special meeting to be set for further explanation of these regulations.

VII. POSSIBLE R-2 ZONING AT 13TH AND PATTERSON ROAD DISCUSSED

A discussion from previous meetings regarding the request for R-3 Rezoning at 13th and Patterson was brought before the Commission. The R-3 zoning request had been denied, but possible R-2 rezoning by Planning Commission had been discussed.

Don Warner stated that he felt the applicant for R-3 zoning had not been hurt by the denial, as he planned to build four-plexes and this he could do under the R-2 Zoning, if it should be zoned R-2.

Dick Stranger suggested the area being considered be left Single Family Zoning and the properties surrounding it be zoned R-2. These properties being those on Patterson to 12th, South to Wellington, and East to 13th.

After further discussion, the Commission decided that the area at 13th and Patterson Road was not ready for redevelopment or further density, therefore they would not consider rezoning to R-2 (Two Family Residence) at this time. It was suggested that the applicants look to possible Bulk Development Use (1.8) under the present zoning.

VIII. REQUEST FOR VACATION OF EAST-WEST ALLEY IN BLOCK 21, CITY OF GRAND JUNCTION, DENIED

A memo from the City Engineering Department states that they have no objection to vacation of the east-west alley in Block 21, City of Grand Junction, for the purpose of full development of the block into an apartment complex, assuming there is no objection from utility companies or any owners in said block. This alley contains no city utilities.

This block is zoned R-3. A request for vacation of this alley was made by B. A. Kellogg for a proposed 108 unit apartment complex on the block between 10th and 11th Streets and Teller and Belford Avenues.

After considerable discussion, and studying of the proposed plans, it was moved by Blake Chambliss that the request for vacation of east-west alley in Block 21, City of Grand Junction, be denied unless the same amount of open space be left as is being vacated. The open space is not to include the parking area. The motion was seconded by Betty Russell and passed unanimously. It was further suggested that this area be checked in relation to 1.8 Bulk Development.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner, Development Director