

Mr. Gray

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 16, 1970 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Chairman Bob Baker, Richard Stranger, Blake Chambliss, Mrs. Robert Russell and Ray Paruch.

OTHERS PRESENT: Development Director Don Warner, Regional Planning Director Robert Engelke, City Manager Richard Gray and Wayne Riddlemoser, 1320 Wellington.

I. MINUTES APPROVED

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

II. HEARING ON CHANGE IN ZONING TEXT - ADD MULTI-FAMILY AS CONDITIONAL USE IN C-2 ZONE

Chairman Bob Baker read a letter of request from Mr. H.W. Jamieson. He is proposing an apartment building on the north side of North Avenue in the 100 Block.

Don Warner explained the request further. The Conditional Use 1.5 Multi-family Residence, is in the C-1 (Light Commerce) Zone. The change in Zoning Text - adding 1.5 Multi-family Residence to C-2 (Heavy Commerce) Zone as a Conditional Use has been advertized.

Discussion followed regarding all Conditional Uses being brought before the Planning Commission as well as the Board of Adjustment and Appeals.

This item was tabled until later in this meeting as there were people present regarding a tabled item from the August 26th meeting.

III. R-3 REZONING REQUEST DENIED - PART OF FAIRMOUNT SUBDIVISION

Don Warner reviewed the original request for R-3 Rezoning at approximately 1323 Patterson Road. Bob Baker read the letter from J. T. Bearley giving permission to rezone his property in this area to R-3. Another letter from Mr. and Mrs. Wayne Riddlemoser was read. This letter was a request to withdraw their property from the description of the advertised property for rezoning.

Discussion followed regarding all R-3 zoning. There was discussion regarding the proposed four-year college in this area, and the proper zoning in regard to this. The Planning Commission is to study R-2 Zoning further regarding this area. If this is decided upon, the Planning Commission will advertise the R-2 zoning hearing. Blake Chambliss made a motion that the request for rezoning of th following described property be denied:

All of Lots 42 and 43 and the North 70 feet of Lots 41 and 44 of Block 12, Fairmount Subdivision, also the East 130 feet of Lot 39 and the East 130 feet of the North 70 feet of Lot 40, Block 11, Fairmount Subdivision. All above in Section 12, Township 1 South, Range 1 West, Ute Meridian. (South side of Patterson Road from a point 400 feet East of 12th Street for a distance of 760 feet.)

Dick Stranger seconded the motion and it passed.

IV. REQUEST DENIED - CHANGE IN ZONING TEXT - ADD MULTI-FAMILY AS A CONDITIONAL USE IN C-2 ZONE

The request by H. W. Jamieson was not for 1.5 as a conditional use but for rezoning so that he can have an apartment at First and North. Don Warner said C-2 allows repair garages and heavy storage. Blake Chambliss asked if this was under C-1, would there be more control?

Blake Chambliss made a motion that we do not change the Zoning Text regarding this conditional use. Ray Paruch seconded the motion and it was unanimously carried.

A further discussion recommended that Planning Commission look at all C-2 Zones and determine feasibility of rezoning some of the area to C-1.

V. DECISION MADE TO ADVERTIZE CHANGE IN ZONING TEXT - MOBILE HOME DEFINITION

It was suggested that the definition of a trailer park was not correct in the ordinance. Richard Stranger moved, Betty Russell seconded and it was unanimously carried to advertise changing the definition of a trailer park from two trailer sites to five or more sites.

VI. CHANGE OF ZONING TEXT RECOMMENDED TO CITY COUNCIL (1.8 - Residential Bulk Development)

A change in text is proposed for the 1.8 use. This now calls for condominium ownership and the change would allow individual ownership of the land. We would like to have this reviewed by the Planning Commission rather than going to the Board of Adjustment. There was a discussion of this planned unit type zoning.

Blake Chambliss moved that the following change of the zoning text on the 1.8 Use be recommended to City Council:

That part of the City Zoning Ordinance reading as follows:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use....

1.8 Residential Bulk Development....consists of an area of planned residential development in which

the land remains as a single unit in condominium ownership or otherwise. Title to this unit of land may be held by a partnership, company, corporation, or an individual or individuals in condominium ownership.

Title to each residential unit may be held in any manner shown above. Minimum size for Residential Bulk Development shall be two acres exclusive of public road right-of-way. Regulations governing Residential Bulk Development shall be prepared by the Development Department and Planning Commission.

SHALL BE AMENDED TO READ:

Section 3. ZONE CLASSIFICATIONS

a. Use Groups:

(1) Residential Use....

1.8 Residential Bulk Development....consists of an area planned as a unit to provide variation in building placement, which is developed as a Bulk Development Plan as defined, processed and approved according to the regulations established for this section.

Under the provisions of this section and related regulations, the Planning Board and City Council may vary requirements as to minimum area of individual lots, lot frontage, set back, side yard, rear yard and maximum height of buildings normally required in the zone in which said Bulk Development is proposed to be located.

Ray Paruch seconded the motion and it was unanimously carried.

VII. CHANGE OF ZONING TEXT RECOMMENDED TO CITY COUNCIL (1.8 - Residential Bulk Development)

Betty Russell moved to recommend to City Council that 1.8 Residential Bulk Development be changed as follows from Conditional Use to Permitted Use under R-1-B, R-1-C, R-1-D, R-2 and R-3:

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(2) R-1-B One-Family Residence

A. Permitted Uses:

Residential Use...Add 1.8 Residential Bulk Development

B. Conditional Uses:

Residential Use...Delete 1.8 Residential Bulk Development

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(3) R-1-C One-Family Residence

A. Permitted Uses:

Residential Use...Add 1.8 Residential Bulk Development

B. Conditional Uses:

Residential Use...Delete 1.8 Residential Bulk Development

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(4) R-1-D One-Family Residence

A. Permitted Uses:

Residential Use...Add 1.8 Residential Bulk Development

B. Conditional Uses:

Residential Use...Delete 1.8 Residential Bulk Development

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(5) R-2 Two-Family Residence

A. Permitted Uses:

Residential Use...Add 1.8 Residential Bulk Development

B. Conditional Uses:

Residential Use...Delete 1.8 Residential Bulk Development

Section 3. ZONE CLASSIFICATIONS

b. Zone Districts:

(6) R-3 Multi-Family Residence

A. Permitted Uses:

Residential Use...Add 1.8 Residential Bulk Development

B. Conditional Uses:

Residential Use...Delete 1.8 Residential Bulk Development

Richard Stranger seconded the motion and it was unanimously carried.

VIII. VACATION OF EASEMENT REQUEST RECOMMENDED TO CITY COUNCIL
Olympic Acres

Don Warner recommended vacation of an unused easement in the Olympic Acres Subdivision. Ray Paruch moved the request for vacation of the following described property be recommended to City Council:

A 10' wide, north-south easement lying between Lot 2 & 3, Block 2, Olympic Acres Subdivision.

Vacation of this easement has been cleared by all Utilities and the Engineering Department.

Blake Chambliss seconded the motion and it was unanimously carried.

IX. DISCUSSION OF ZONING OF NEW ANNEXATIONS

In regard to recommended zoning of new annexations, Don Warner and Bob Engelke will go look at the area and suggest categories for advertising.

X. DISCUSSION OF TRAILER USES IN INDUSTRIAL ZONES

Richard Stranger had recommended earlier these be used only for security personnel or as an accessory use. It was the consensus of the Board that trailers not be permitted as residential uses in "I" Industrial Zones.

XI. DISCUSSION - ZONING SECTION FOR LARGER LOTS

Large lot zoning was discussed. It was suggested that no additional zones for large lots be set up at this time.

XII. CONDITIONAL USE AMENDMENT SUGGESTED

Blake Chambliss asked if all Conditional Uses should be brought before the Planning Commission rather than the Board of Adjustment.

Don Warner stated that Conditional Uses in zoning are taken to the Board of Adjustment because board action is a final decision. Don Warner explained the primary functions of the Board of Adjustment. It was decided that Conditional Uses are a part of planning and should be reviewed by the Planning Commission instead of the Board of Adjustment. An amendment will be proposed to reflect this.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned.

Don Warner
Don Warner
Development Director