

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 30, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Grace Smith, Chairman, Harry Colescott,  
Richard Stranger, James Golden, Robert Baker.

Others Present: C. O. Detrick, Wm. Nelson, W. J. Callahan-  
E. Edfast & group, Charles Traylor, Mark Garman,  
Dr. George Bosma, Don Warner.

I. MINUTES APPROVED

Minutes of the last regular meeting of February 23, 1966 were approved as written.

II. REQUEST FOR REZONING OF LOTS 5 AND 6 OF BLOCK 13, SHERWOOD ADDITION FROM B-1 (LIMITED BUSINESS) TO C-1 (LIGHT COMMERCE) DENIED. (1251, 1301, 1307, and 1317 North 3rd Street)

The meeting opened with Mr. Warner stating that there is a need to look at the ordinance which requires an acre for rezoning of compatible areas. He said Mr. Lacy, Mr. Ashby, Mr. Palo and he had for some time been discussing the one-acre requirement which asks for more land than is needed.

Mr. Nelson, representing Mr. Detrick, told the Commission that their interest in the request for rezoning was confined to that area south of the apartments and adjacent to the laundromat for the purpose of putting in an automatic car wash.

Mr. Traylor, representing Mr. Callahan and Mr. Edfast, objected to a zone change for the benefit of a few.

Mr. Garman said there is a car wash in existence in a nearby C-2 area. He felt the request was not justified because it does not meet a need.

Mr. Warner reiterated that the acre requirement is arbitrary zoning in that it does take in land that should not be rezoned. If the petitioner should elect to drop the request at this time, an ordinance text change would be advertised and a public hearing held. The proposed change would then go to Council for action. This would require a period of about 60 days.

At this time Mr. Golden made a motion to consider the request on its own merit. Mr. Colescott seconded stating that he was opposed to changing the one-acre requirement because it is a buffer against spot zoning. Members voting aye, Mr. Colescott, Mr. Golden, Mr. Stranger, and Mrs. Smith with Mr. Baker voting nay. Mrs. Smith declared the motion carried.

Mr. Nelson said that by reason of limitation there was no intent to make a change in any other part of the area except that land owned by Mr. Detrick at the laundromat. The requested rezoning is compatible with the property east of Third Street and south of Glenwood which is zoned C-2. Furthermore, commercial use north of North Avenue is becoming more evident and is going to continue to grow to permit progress.

Mr. Traylor said that Mr. Callahan is going to be directly affected as well as others in the area because of increased traffic and noise. He was prepared to place on record a petition against the rezoning signed by the doctors and residents in the area.

Mr. Detrick said he felt that a car wash is compatible with other businesses in the area. Although no business can operate without noise and in this instance the noise and cars were not business connected, he would endeavor to help control the noise.

Mr. Traylor said there definitely had been a mistake in original zoning; and regardless of any change in circumstances, there were no reasonable grounds for granting the request. The basic concept of the land is no authority for the status quo if there is a change of land ownership.

On the assumption that other uses rather than the intended use could evolve, Mr. Colescott made a motion that the request be denied. Mr. Golden seconded. Motion carried.

III. RECOMMEND THAT CITY COUNCIL APPROVE BOUNDARIES OF PROPOSED ANNEXATIONS.

1. Willowbrook Subdivision

Mr. Warner outlined the boundaries of the proposed annexation. He said this is not a recorded but a proposed subdivision and would, therefore, if annexed would be proposed to the City rather than the County.

Dr. George Bosma, developer of the initial Willowbrook Subdivision, told the Commission that many other residents in the area have asked to be included in the annexation.

No major problem exists with this proposed annexation especially with Horizon Drive sewer line as the whole area could be a gravity flow.

Mr. Baker moved to recommend City Council approve the boundaries as shown. Mr. Stranger seconded. Motion carried.

2. East Grand and Freeway

The boundaries of this proposed annexation were outlined by Mr. Warner who told the Commission this area had been approved once before. Annexation had failed because one property owner objected. The property has since changed hands.

Mr. Warner recommended that the land south of the highway and north of the Rio Grande Railroad tracks be included in the annexation if possible.

Mr. Stranger moved to recommend the City Council approve the proposed boundaries with the suggestion that the land recommended by Mr. Warner be added if possible. Mr. Baker seconded. Motion carried.

Mr. Warner told the Commission that State Statutes permit a 90-day moratorium on building permits to control type of building until area can be properly zoned.

Chairman Smith declared the regular meeting adjourned.

#### IV. DISCUSSION

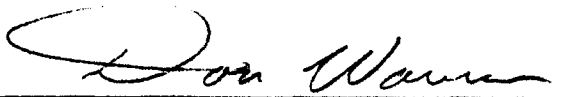
Mr. Colescott reporting on the progress of the Committee on Water Storage and Distribution said the Committee had negotiated a contract with the Ute Water Company to supply water to the Mantey Heights reservoir and had signed a contract with Henningson, Durham, and Richardson to engineer covered tanks for the storage of filtered water.

Mr. Warner pointed out several instances where arbitrary zoning could be eliminated by removing the acre requirement. Although a greater hardship would be imposed on the Commission, more restrictions would need to be written into the ordinance. Petitioners could continue to apply for rezoning, but they would have to prove definite need.

Mr. Colescott said he thought any rezoning action taken in a preceding year should be placed on the agenda and reviewed by the Commission.

#### V. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.



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Don Warner  
Development Director

JAMES K. GROVES  
WILLIAM H. NELSON  
CLAY E. HANLON  
GREGORY K. HOSKIN

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March 31, 1966

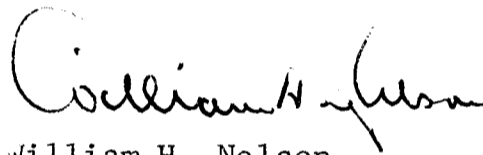
Mr. Don Warner  
Development Director  
City of Grand Junction  
Grand Junction, Colorado

Dear Mr. Warner:

It is requested that you not take the C. O. Detrick zoning matter before the Council at this time.

You may consider our zoning request withdrawn by reason of the fact that the Planning Commission is going to consider the alteration of the ordinance with respect to the one acre limitation.

Very truly yours,

  
William H. Nelson

WHN:gb