

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - July 13, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Barbara Hyde, Charles Love, Harry Colescott,
James Golden, Richard Stranger, Robert Baker.

Others Present: Don Warner, Development Director, Ed Ruland,
Mrs. Ted Blodgett, The Reverend Olen Ellis.

I. TEXT CHANGE IN CITY ZONING ORDINANCE

Mr. Warner explained that the proposed text change would drop the one and two acre requirement for requested rezoning of areas abutting existing zone district of the same general classification as that being requested. He said that this restriction was originally added to avoid spot zoning but that basically it is wrong to ask for a larger area than is necessary when adjacent to a similar zone district. In order to take in the necessary area, it sometimes means going in an arbitrary direction. It can also lead to the down grading of property.

The Commission was told that this change would be added responsibility and that the number of requests could increase.

Mr. Golden moved to recommend to the City Council that the Zoning Ordinance be amended to read:

Section 10. AMENDMENTS

- d. Area Required: Changes requested in the zoning map involving any zone district except the B-2 and P zone districts require a minimum of four acres in area for consideration unless the area requested for rezoning abuts an existing zone district of the same general classification as that being requested on all or part of one side. (The general classifications are: R-1, R-2, R-3, B or C, and I).

Mr. Baker seconded. Motion carried.

II. RECOMMEND TO THE CITY COUNCIL THAT THAT PART OF THE EL CORONA ANNEXATION NORTH OF THE CANAL BE ZONED R-1-B AND THAT PART SOUTH OF THE CANAL BE ZONED R-1-C.

The lot frontage, lot area, and floor area per dwelling unit minimums were noted for the R-1-B and R-1-C zones, respectively.

At this time Mrs. Ted Blodgett expressed concern about fire protection, water service, lack of auxiliary roads, and the possibility of smaller lots.

Mr. Warner explained that the City maintains rural fire protection, but when an area is annexed, the City installs fire hydrants and two trucks are dispatched instead of one truck providing far better protection. Water mains and pressure systems are installed and water is available. Mr. Warner said that this area was zoned in the County for duplexes, and that the City proposes R-1-B zoning which will up-grade the area. Mrs. Blodgett was under the impression that the expense of living in the City would be greater than in the County. She was assured that the overall expense would be less in the City than in the County.

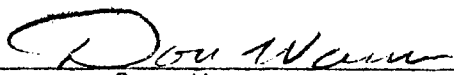
The Reverend Olen Ellis of the Friends Church said they were considering putting in a Senior Citizen's Home at a later date. Mr. Warner told him that this would require a minimum of 4 acres being rezoned as they are located in a proposed R-1-C zone and not adjacent to an R-3 zone.

Mr. Love moved to recommend to the City Council that the area described as follows be zoned R-1-B (Single-Family Residence): All of El Corona Subdivision and beginning at the NW Corner of the NE 1/4 Sec. 12 T1S R1W of the Ute Meridian, thence South 418 feet, thence East 209 feet, thence North 418 feet, thence West to beginning. Mr. Stranger seconded. Motion carried.

Mr. Love moved to recommend to the City Council that the area described as follows be zoned R-1-C (Single-Family Residence): The West 1/2 of the SE 1/4 of the NE 1/4 Sec. 12 T1S R1W of the Ute Meridian and the West 161 feet of the East 1/2 of the SE 1/4 of the NE 1/4 of Sec. 12 T1S R1W of the Ute Meridian. Mr. Stranger seconded. Motion carried.

III. ADJOURNMENT

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



Don Warner
Development Director