

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- January 13, 1960 -- 8:00 A.M.

The Grand Junction Planning Commission held a special meeting at 8:00 A.M. Wednesday, January 13, 1960, in the Conference Room at the City Hall with the following members present:

Chairman Glen Hopper, Mrs. Cleo Diemer, Mr. Elmer Nelson, Mr. V. L. Colony, and Mr. Alex Bauer.

Absent: Mr. Frank Mercer, Mr. Robert Van Deusen, Mr. Abbott Tessman, and Mr. R. E. Cheever.

Also present: Regional Planning Director Gene Allen, Acting City Manager John Burton, City Engineer Carl Alstatt, Chief of Police Karl Johnson, Fire Chief Frank Kreps, Councilman Ed Strnad, Dr. Bosma Mr. Perry Olsen, Attorney William Nelson, and Mr. Cole.

Chairman Hopper announced that this special meeting had been called for the purpose of considering the plat and the rezoning of the area involved in Dr. Bosma's request.

After considerable discussion as to the zoning necessary for developing the project and at the same time giving adequate protection to Mr. Olsen's property to the West of Dr. Bosma's proposed clinic and motel development, the following amended report of the zoning committee, which was agreeable to both parties, was given by Mrs. Diemer in the form of a motion to be recommended to the City Council:

The following described area to be zoned Residence "A":

Beginning at a pt 20' N of the SE corner Bookcliff Heights Sub., thence E 140', thence N 320' thence NWly to a point on the South line St. Mary's Hospital property which is N 75°02' E 80' from East line Bookcliff Heights Sub., thence S 75°02' W 80' to E line Bookcliff Heights Sub., thence S along said E line to the P.O.B.

The following described area to be zoned Residence "B":

Beginning at a point 20' N and 140' E of the SE corner Bookcliff Heights Sub., thence E. 100', thence N 320' thence W 100' thence S to P.O.B.

The following described area to be zoned Business "AR":

Beginning at a pt. 20' N and 240' E of the SE corner Bookcliff Heights Sub., thence N 320', thence W 100' thence NWly to a pt on the S line St. Mary's Hospital Property which is N 75°02' E 80' from the E line Bookcliff Heights Sub., thence NEly along S line St. Mary's Hospital property to the W r.o.w. line 7th Street thence SEly and S along sd W r.o.w. line 7th St. to N r.o.w. line Bookcliff Ave. thence W to the P.O.B.

Motion was seconded by Mr. Bauer, and carried.

Upon motion, meeting was duly adjourned.

Minutes taken by Helen A. Mulford,  
For: R. E. Cheever, Secretary

Section IV - R1

A) Uses Permitted

3. Why are parsonages set back the same as schools?  
City Attorney Ashby said they should be treated the same as residences.
4. Should not all of these be designated as "private"?  
City Attorney Ashby said they should be.
5. In discussing this item it was brought out that it applied more to new annexations and was advantageous to them, and that land values usually take care of such situations when annexed to the city.
7. "Home occupation" -- this definition is to be worked on further by the committee.
9. Why are signs allowed in R1 District?  
City Attorney Ashby said this pertains to religious and "for sale" signs.  
The question of home occupations signs was brought up, and it was suggested these might be restricted to the house.  
The committee is to do further study on this section, too.
11. Discussion brought out that this applies only to corner lots.
12. Strike out the last three words of this: "on adjoining properties"  
Question raised when does something become a "structure" and the answer was "when it becomes 6 ft. high".

City Engineer Alstatt said he would like to see two "single family" zones incorporated into the Ordinance: one which would require a large amount of yard area, and another one where smaller single family dwellings could be built on smaller lots and still have the protection of being in a single family dwelling zone. This would change the minimum lot area.

When asked how these two areas could be designated, Mr. Alstatt replied they would be zoned for that purpose, just the same as any area is zoned. When asked if deed restrictions could not take care of this, it was brought out that the restrictive covenants are not always enforced, and in time they become out-dated and are sometimes hard to remove.

This was referred to the committee for study.

The definition of C)3 (Pg. 24) "average set-back developed area" is to have further study by the committee.  
In second line, "may" changed to "shall" and last part, "where the average.....hereof" deleted.

- E) Minimum Setback - to be studied by committee with regard to the 100 ft. set back. However, it was pointed out that this would not apply to existing structures, only to new lots, and that it would preserve right-of-way.  
It was also mentioned that the traffic circulation map would have to be adopted before this could have much effect.

- F) Minimum Side Yard - to be studied by committee, especially as it related to carports.
- G) Minimum Rear Yard - "Accessory buildings - 10 ft." to be further studied by committee.

Regarding the appointment of some other members to the committee to work on these questions, it was decided that Planning Director Gene Allen, City Engineer Carl Alstatt and Chief of Police Karl Johnson, who are familiar with the ordinance and have been working with it, would continue as a committee and that no additional members would be appointed at this time.

The next combined meeting of the City Council and the City Planning Commission for further study on this ordinance was set for January 27, 1960 at 7:30 P.M.

Upon motion, this meeting was duly adjourned.

Respectfully submitted by

Helen A. Mulford, for

R. E. Cheever, Secretary of Grand Jct.  
Planning Commission