

*Binder*

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - February 27, 1963 - 8:00 A.M.  
Conference Room - City Hall

Members present: Messrs. Bob Baker, Vic Colony, Elmer Nelson,  
Mrs. Barbara Hyde and Mrs. Robt. Russell.  
Members absent: Mr. Ray Meacham and Mr. Art Hadden.  
Also present: Development Director Don Warner and J. E. Stockton,  
Building Inspector.

I. MINUTES APPROVED

Chairman Baker asked if there were any corrections to the minutes of the meeting of January 30, 1963 as presented. Hearing none, he declared the Minutes approved as written.

II. COMMISSION APPROVES PROPOSED ANNEXATIONS FOR BOUNDARIES AND ECONOMIC STUDY

1. McClure Park and El Corona-Manty Heights Annexations  
Development Director Warner reported that three out of the five properties in McClure Park were wanting annexation. He pointed out that this area tied in with the El Corona-Manty Heights area and a check of it had revealed that there is possibly enough interest there for the entire area to be annexed.

He noted that the Manty Heights area would be expensive to service: sewer would be expensive to install and a pressure system for water would have to be put in. However, he reminded the Commission that they were approving boundaries, only, and the Council would determine the economic feasibility of the annexation. He pointed out that if it is not possible to annex the entire area at this time, it would be of great benefit to the City if the McClure Park area, at least, could be annexed since one-half of Orchard Avenue at present is within the City limits and the other half is in the County.

Motion was made by Mr. Nelson that the Planning Commission accept the boundaries as proposed on the McClure Park and El Corona-Manty Heights annexations and recommend to the City Council that these boundaries as introduced be approved and that the Development Director proceed with the economic study as outlined. Motion seconded by Mrs. Hyde, and carried.

2. Freeway Area Annexation  
This proposed annexation is an area bounded by 28-1/4 Road and 28-1/2 Road on the west and east, the Freeway on the south and Gunnison Avenue on the north. Mr. Warner reported that Mr. Dunn would like to be in the City and would move his junk yard. He said there would be no problem of servicing this area.

Motion was made by Mrs. Russell that the Planning Commission accept the boundaries as proposed on the Freeway Area annexation and recommend to the City Council that these boundaries as introduced be approved and that the Development Director proceed with the economic study as outlined. Motion was seconded by Mr. Colony, and carried.

3. North 7th Street opposite St. Mary's Hosp. Annexation

Mr. Warner explained that three properties (Stockton, Naff, and Al Cox) were having serious septic tank problems in this area because of the higher properties to the north of them who are not interested in annexation at this time. Also, in order to square up the boundary on this area, Mr. Warner said that Dr. Rigg will give written permission to annex a small part of his land, which is necessary when only a portion of a property is annexed.

Motion was made by Mrs. Hyde that the Planning Commission accept the boundaries as proposed on this North 7th Street annexation and recommend to the City Council that these boundaries as introduced be approved and that the Development Director proceed with the economic study as outlined. Motion was seconded by Mr. Colony, and carried.

III. PUBLIC HEARING ON PROPOSED ZONING TEXT CHANGES

The Chairman declared the meeting open for public hearing on the following proposed zoning text changes:

1. That 1.5 conditional use be included in B-3 zoning as set forth in the zoning ordinance.
2. That 28-3/4 Road from north City Limits to south City Limits be added to the list of collector streets, and 29 Road from north City Limits to south City Limits be added to the list of secondary streets in the zoning ordinance.
3. That the quorum for the Board of Adjustment be set at four members instead of three as set forth in the zoning ordinance.

No one appeared for the hearing, and the Chairman then declared the public hearing on the three above items closed.

Commission Recommends Zoning Changes to Council

Motion was made by Mrs. Russell that, having had a public hearing on the following items:

1. That 1.5 conditional use be included in B-3 zoning as set forth in the zoning ordinance.
2. That 28-3/4 Road from north City Limits to south City Limits be added to the list of collector streets, and 29 Road from north City Limits to south City Limits be added to the list of secondary streets in the zoning ordinance.
3. That the quorum for the Board of Adjustment be set at four members instead of three as set forth in the zoning ordinance.

the Planning Commission recommends to the City Council that these three proposed changes be incorporated within the Zoning ordinance. Motion was seconded by Mr. Colony, and carried.

IV. FENCE REGULATIONS TO BE CONSIDERED AT REGULAR QUARTERLY ZONING HEARING ON MARCH 19, 1963

Development Director Don Warner noted that fence regulations have led to nothing but trouble, the biggest problem being height. If the regulations are taken away, he noted that the following three conditions must be met:

1. Fences must be built on private property and can go only to property line, not curb line.
2. Height must be regulated on corners because of public safety factor.
3. If fences are over 6 ft. high they become a structure under the building code and regulated by it.

In the discussion of this subject it was brought out that in many places fence regulations are done away with because of the desire for privacy in front yards and because of the increased traffic by homes. Many people feel that property is too valuable not to use the entire yard, and by fencing the front yard it is possible to gain more use from it.

Fences and use 5.5 as conditional use in B-3 in zoning ordinance will be considered at the regular quarterly zoning hearing on March 19th.

V. APPROVE REPLAT OF MONUMENT HEIGHTS SUB

A motion that the Commission approve the replat of Blocks 1, 5, 6 and 7, Monument Heights Sub, as presented, was made by Mr. Colony. Motion seconded by Mrs. Russell, and carried.

VI. LONG RANGE PLANNING

Mr. Stockton distributed a preliminary copy of a Housing Code to Commission members for their study.

VII. ADJOURNMENT

Upon motion, the meeting was duly adjourned at 9:30 A.M.