

REGULAR MEETING

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GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 28, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Elmer Nelson, Arthur Hadden, Ray Meacham, Robert Baker, V. L. Colony, Mrs. William Hyde and Mrs. Robert Russell.

Others present: City Manager Joe Lacy, Development Director, Don Warner, Chief of Police, Karl Johnson, and J. E. Stockton, Building Inspector.

I. MINUTES APPROVED:

Chairman Nelson asked if there was any discussion on the regular meeting held on January 31, 1962, and the Special Meeting that was held February 21, 1962. There was none. The minutes stood approved as read.

II. DISCUSSION OF LOADING AREAS IN THE BUSINESS ZONE.

Don Warner told the Commission that the situation comes up at this time by request of property owners wanting to build to alley lines in business zones. Mr. Nelson asked for suggestions on the subject and the possibility of timed loading, which would mean that loading would be done before a certain time in the morning or after a certain in the afternoon. Karl Johnson thought that the practical standpoint would be to have a cut-off time as determined by having a period in the morning and evening for the loading of vehicles of certain large size. Karl figured that about 60% of the buildings now have no loading space. Karl Johnson stated that some of the loading zones at the present time were not all used as loading zones. The Police Department now issues permits for the unloading of large trucks in alleys. Mr. Nelson thought the Ordinance should be changed city wide. Karl Johnson thought it could be handled better under the traffic code. It was decided that our restrictions or requirements as written in our zoning ordinance are not easily enforcable. Mr. Nelson asked if this had to be answered today as they were not clear on the subject and would like to have time to study the situation further. Mr. Lacy suggested taking it to the Council and then to the Shippers and then invite them to the meeting to get their opinion.

III. DISCUSSION OF CLASSIFICATION OF SOIL TESTING LABORATORY FOR ZONING ORDINANCE.

Don Warner said he had a request for soil testing laboratory, which would be serving people on individual basis. Mr. Nelson asked the boards feeling or recommendation on the subject. Mr. Baker made a

the Ordinance as written regulates this type of business as a 5.7 use and therefore does not need reclassification. Mr. Colony seconded the motion. Motion carried. (All of the Board was in favor of this motion).

IV. REQUEST FOR CLASSIFICATION OF WORM FARM.

A request was presented for classification of a "Worm Farm". The business of growing and selling worms should be classified in the same manner as the selling of any produce actually grown on the land. Motion was made by Art Hadden and Seconded by Mrs. Russell, to so classify a "Worm Farm".

Mr. Nelson asked to have the books on Housing Codes that were checked out to the Commission brought back in order to keep them moving.

V. BUILDING FRONT REMODELING.

There have been several questions about remodeling fronts of buildings when the building is already built to property line. There was a discussion of how to allow this remodeling which would infringe on the right-of-way. The following 4 points were decided on this question.

- (1) New front must be supported by the present building without additional foundation.
- (2) Maximum extension into right-of-way shall be 2 inches in the area between the sidewalk grade and a point 8 feet above sidewalk grade.
- (3) New fronts of this type should blend into adjoining building with no danderous sharp edges.
- (4) Each request for this type of alteration will be considered by the Planning Commission as a separate item and recommended to the Council for a revokable permit.

Mr. Meacham made a motion that the Commission adopt these 4 points. Motion carried.

VI. ADJOURNMENT.

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