

REGULAR MEETING

*Binder - if not
already*

GRAND JUNCTION PLANNING COMMISSION

Wednesday - July 31, 1963 -- 8:00 A.M.
Civic Auditorium

Members present: Messrs. Robt. Baker, Ray Meacham, Art Hadden,
Vic Colony, Elmer Nelson, Mrs. Robt. Russell, and
Mrs. Grace Smith.

Also present: Development Director Don Warner, Building Inspector
J. E. Stockton, and a group of interested citizens.

MINUTES

Minutes of the June 26, 1963 meeting were read and approved as read.

B-1 ZONING RECOMMENDED FOR ANNEXATION AT 7th AND WELLINGTON

The Chairman declared the meeting open for further discussion on the zoning for the recently-annexed area at 7th Street and Wellington. This matter had been tabled at the last meeting of the Commission.

In the discussion, five property owners within the affected area spoke, three in favor of the proposed B-1 zoning and two against it. Those in favor of the limited business zoning gave as their reasons the fact that the area is almost entirely surrounded by medical-type businesses and this, with the resulting heavy traffic, decreases the value of the property as residential property. The two property owners desiring the area to remain as residential noted that there is quite a lot of unused B-1 property at this time and that property in the area has recently been sold as residential property and they do not feel the time is right for changing from residential zoning, noting that if such a change is felt to be necessary in the future such a procedure is provided for in the zoning ordinance. Mr. James Robb who has recently purchased a home in the area, presented the Commission with copies of a petition signed by himself and Mrs. Robb and the Ted Griffins (both in the area under consideration) and four near-by property owners requesting the denial of the B-1 zoning and proposing R-2 zoning.

Letters were read from Mrs. Maude Eldredge and A. E. Sheley, both of Craig, Colorado and owners of adjacent property on the north and south. Both favored the B-1 zoning due to medical activity within the area. Further discussion showed that other adjacent property owners on the north, east, and south were also in favor of the B-1 zoning.

Commission members Meacham and Hadden both expressed the opinion that perhaps the time was not right for this limited business-type zoning and that it could be changed later if necessary, noting that there is quite a lot of unused B-1-zoned area at present. Members Nelson and Colony felt that the situation in the area does not lend itself to residential uses now and in order to take care of future development of the area it should be properly zoned now and not wait until some time in the future.

The Chairman called for action from the Board, noting that all had had an opportunity to express their views on the subject.

Motion was made by Mr. Nelson that the Planning Commission recommend to the City Council that the area recently annexed to the City at 7th Street and Wellington be zoned as B-1. Mrs. Russell seconded the motion stating that she felt the need to look to the future was important and that the action would be beneficial to the property owner since the trend seems to be in this direction and also because of the five property owners directly concerned within this area, a majority were in favor of B-1 zoning.

Motion carried on a split vote of 5 - 2. Those voting "YES" were: Mr. Nelson, Mr. Colony, Mrs. Russell, Mrs. Smith, and Mr. Baker; voting "NO" were Mr. Meacham and Mr. Hadden.

(NOTE: TAPE RECORDING OF ENTIRE HEARING IS ON FILE IN THE DEVELOPMENT DIRECTOR'S OFFICE)

(Mr. Nelson left the meeting at this time)

RECOMMEND REVOCABLE PERMIT BE GRANTED TO MONTGOMERY WARD & CO.

Chairman Baker read a letter from the Rasos requesting a revocable permit for the refacing of the Montgomery Ward building at 501 Main Street. Mr. Warner said that the request as made was well within the limitations which had been set up and there would be no new foundation within the right-of-way. The request is for the refacing to extend into Main Street and 5th Street two inches up to 8 feet high and 10 inches above 8 feet.

Motion was made by Mr. Meacham and seconded by Mrs. Smith that this request for revocable permit by the Rasos for the refacing of the Montgomery Ward building be recommended to Council for granting. Motion carried unanimously.

INTERPRETATION OF ART SCHOOL ZONING CATEGORY

Mrs. Cornelia Clemens of 1932 North 8th Street was present and explained that she had purchased the property with the understanding that she would be able to convert the garage into an art studio. She explained that she had planned to have children's classes on Saturdays and also some adults, mostly in the evenings. She said this would be her sole source of income.

In the discussion following it was brought out that the use of the garage as a private art studio would be allowable, however, since classes on a paying basis would be involved it would put it in the category of a private school (a 2.5 usage which is not allowable in this zone). In answer to a question by Mrs. Clemens, it was explained that kindergartens and parochial schools are allowable in the zone as a conditional use, the difference being that they are non-profit organizations.

Motion was made by Mr. Hadden that the proposed usage of the art studio at 1932 North 8th Street be classified as a private school (2.5) Motion was seconded by Mr. Colony, and carried.

MODIFICATION OF 5.7 USAGE UNDER C-2 ZONING TO BE CONSIDERED
(RE: MEAT PROCESSING)

Mr. E. C. Woltemath was present to explain his plan to establish a commercial meat processing plant on Pitkin Avenue in a C-2 zone. He explained his operation requires only curing and smoking, no slaughtering, and that no objection could arise from the curing process which merely involves adding chemicals to the meat. He said the only objection might arise from the smoke; however the smoke houses he plans to use would re-circulate the smoke and in a 24-hour period no more smoke would come into the atmosphere than would come from three or four home barbeques. He noted, too, that the smoke that would be released would not be objectionable. He pointed out that although commercial meat processing plants were an allowable usage in this zone, "curing, smoking and slaughtering" were excluded and that "curing and smoking" were necessary in commercial meat processing.

In the discussion following, it was generally agreed by Commission members that the ordinance might be so modified. It was noted that there probably would be no objection from smoke from a small operation such as the one proposed but the question was raised as to whether the smoke from a large operation might be objectionable or not.

Motion was made by Mr. Hadden and seconded by Mr. Meacham directing Development Director Don Warner to re-write the 5.7 usage under C-2 zoning incorporating "curing and smoking" as a part of meat processing and also including some sort of smoke control and setting a hearing on this requested change. Motion passed unanimously.

RECOMMEND THAT REQUEST FOR VACATION OF 26th STREET BE GRANTED

The Chairman read a letter from Attorney Raso requesting the vacation of the half right-of-way for 26th Street north of North Avenue which had been deeded to the City some years ago. A letter from KEXO requesting the vacation was also received.

In discussion of this subject, it was pointed out that there is no need for this street which dead-ends into City-owned property to the north and is not wanted by the property owners on each side. It was pointed out also that the only practical way to serve the City-owned property would be from 28 Road.

Motion was made by Mr. Meacham that the Planning Commission recommend to the City Council that the request for vacation of 26th Street north of North Avenue be granted. Motion was seconded by Mr. Hadden, and passed unanimously.

TABLE REQUEST FOR VACATION OF ROTHaupt SUBDIVISION PLAT

Request for vacation of Rothaupt Subdivision was tabled for lack of information on the request and also due to the fact that no one appeared at the meeting to give this needed information.

RECOMMEND REVOCABLE PERMIT BE GRANTED TO VALLEY FEDERAL SAVINGS & LOAN

Chairman Baker read a letter from the Valley Federal Savings and Loan Association requesting a revocable permit for the addition of stone facing on the east side of the building located at the northwest corner of 7th and Rood Avenue. This facing would extend two inches into the right-of-way.

Mr. Warner said the request was within the limits set up regarding right-of-way extensions.

Motion was made, seconded, and carried that this request for revocable permit by the Valley Federal Savings and Loan Association for the addition of stone facing on the east side of the building located at the northwest corner of 7th and Rood be recommended to Council for granting.

ADJOURNMENT

The meeting adjourned at 11:00 A.M.