

MINUTES

REGULAR MEETING  
OF  
GRAND JUNCTION PLANNING COMMISSION

January 29, 1958  
7:30 A. M. - LaCourt Hotel

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The regular breakfast meeting of the Grand Junction Planning Commission was held at 7:30 A. M. Wednesday morning, January 29, 1958, at the LaCourt Hotel with the following members present: Chairman M. A. Cornelison, Secretary R. E. Cheever, Richard Zollner, Mrs. Cleo Diemer, Robert Vandusen, Howard McMullin, Claud Smith, Mrs. F. A. Brumbaugh, and Laird Smith. Gene Allen, Regional Planning Director, was also present, and for the first part of the meeting, Mr. Rex Rankin and Mr. L. M. Finnessey of the Regional Planning Commission were present.

Item No. VII on the Agenda was taken up first. Mr. Gene Allen, reporting for the Annexation Committee, stated that it would be possible to draw up a set of basic rules for annexation, but that each case would have to be handled individually according to its own merits; also, he felt that the City Engineering Department and City Attorney should aid in preparing this.

Motion was made by Mr. McMullin that the Annexation Committee be authorized to go ahead and prepare such a guide. Motion seconded by Mr. Zollner, and carried.

In connection with Item VI on the Agenda regarding the City Planning Commission's future program in relationship to the Regional Planning Commission's program, Mr. Rex Rankin of the Regional Planning Commission stated that this is a group to coordinate the activities of the whole area and that the County Planning Commission needs to coordinate its work with the City Planning Commission and take into consideration the future plans and needs of the City.

Motion was made by Mr. Cheever, seconded by Mr. McMullin, and carried, that Mr. Allen prepare a guide showing the relationship between City, County and Regional planning procedures.

Item V - Report of Zoning Ordinance Committee. Mr. Howard McMullin made the following report for this Committee:

January 20, 1958

Mr. Al Cornelison, Chairman  
City Planning Commission  
Grand Junction, Colorado

Dear Mr. Cornelison:

We, the undersigned, being a majority of the Zoning Committee of the City Planning Commission on revision of the zoning ordinance, respectfully report to you as follows:

1. The matter of revision of the Zoning Ordinance is entirely beyond the time element as far as your committee is concerned.
2. We believe that professional redrafting of the ordinance is necessary, and that the Planning Director Mr. Eugene Allen should do this in consultation with Mr. Trafton Bean of Boulder, who is the consultant for the Planning Commission. We understand that Mr. S. R. DeBoer of Denver did much work in drafting the original ordinance, and it might be well to consult with him too.
3. We recommend as an emergency measure, an ordinance taking automobile filling stations out of Business "A" and Business "AR" zones. You will find attached a copy of a separate letter which has been addressed to Mr. Gene Allen, Planning Director, giving a few suggestions about the present ordinance. It is unfortunate that Mrs. Diemer is still out of the city, and we feel that this matter cannot be permitted to go along indefinitely.

Respectfully submitted,

/s/ Howard H. McMullin

/s/ Richard C. Zollner

CC Mr. Robert Cheever, City Mgr.  
Mr. Richard C. Zollner  
Mr. Eugene Allen

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Grand Junction, Colo.  
January 20, 1958

Mr. Eugene Allen, Planning Director  
Mesa County Court House  
Grand Junction, Colorado

Dear Mr. Allen:

Following are some thoughts regarding revision of the Zoning Ordinance.

CHAPTER 23 - dealing with Zoning. If you will follow Chapter 23, you will get the ideas that we are trying to present.

1. An emergency ordinance should be adopted concerning erection of filling stations as to the number of square feet required, curb cuts permitted and recap classification as to districts.

2. Churches, schools and other public meeting places erected in the future should be required to maintain adequate off-street parking facilities.

3. Residence "A"-1 District to be created to have only uses permitted under Par. 1, 2, 5, 7, 9 and 10. 3 should be amended to cover local playgrounds only and residence "A"-1.

4. Residence "C" "D" and "E" Districts should be reworded to permit isolation wards and psycopathic wards in hospitals.

5. Business "AR" District to eliminate frozen food lockers completely.

6. The following suggestions are made regarding Business "A" District:

- A. Specifically permit "Help-Yourself" type of laundry.
- B. Add 8. Newspaper printing, and job printing.
  - 9. Radio and television stations, studios and wireless towers for transmission.
  - 10. Radio and electronics repair shops employing not more than 5 persons.

7. Business "B" District permits several uses that should be industrial. We refer to Sec. 4, and the oil and petroleum portion of Sec. 3. Sec. 7 and 8 should be updated as to terminology. Sec. 10 should eliminate newspaper printing and job printing as they belong in "A". Sec. 8 should include mortuaries. Sec. 12 should be changed to Industrial. Some provision for auction yards should be included in Business "B". Industrial classifications should make some provision for atomic energy installations, probably in Industry "B", by adding 8 to read "Atomic or neuclear installations emitting radiation or radioactive material or handling same, except laboratories, assay offices, etc."

8. Sec 3 - Accessory Uses in Residence Districts - should carry a limitation on Residence "A" - permitting a real estate broker to have an office in a private residence, and permit amateur radio antenna for broadcasting or receiving.

9. Section 5 - Private Garages in Residence Districts - should provide more footage for set back on account modern cars, and the need to encourage off-street parking. In fact, everything possible should be done to encourage off-street parking.

10. Height Regulations need some study.

11. Under "Area Regulations" 7,500 square feet should be required within Residence "A"-1, and this would be a good place to require adequate off-street parking facilities for Residence "C" "D" and "E", and the Business and Industrial classifications.

12. There is a loophole in the Ordinance - "A suite of rooms without a kitchen or facilities for cooking meals shall not be deemed a housekeeping unit for the purpose of this section." This is a loophole for many violations and should be corrected.

13. Under Rear Yards and Loading Space - everything possible should be done to set up off-street parking regulations. Regulation for front yards in business districts would have to be worked over after proposed Business "C" is adopted.

14. Two sections of the present Ordinance seem to be more by the breach than the observance. We refer to No. 5 Obstruction to View, and No. 9 - Property Lines.

15. Under Violation and Penalties - we believe the fine of \$100 is too low.

16. Under Sec. 11 Definitions - we believe that Billboard as such should be defined.

This letter contains just a few suggestions on where to start in straightenou out the zoning laws.

Very truly yours,

/s/ Howard H. McMullin

/s/ Richard C. Zollner

Discussion was had regarding item #3 as presented in this report. In this connection, Mr. Cheever stated that the City Council was considering an ordinance a plan whereby all plans for filling stations and churches must be reviewed by the City Council before permits are issued, regardless of zoning.

Motion was made by Mr. Zollner and seconded by Mr. Laird Smith that this Commission inform the City Council that it was their opinion that filling stations no longer be permitted in Business "A" and Business "AR" under the present Zoning Ordinance. Motion lost by a 5 to 4 vote.

Motion was made by Mr. McMullin and seconded by Mr. Claud Smith that the City Planning Commission go on record as favoring the proposed plan for all filling station and church building permits to be reviewed by the City Council, regardless of zoning. Motion carried.

Chairman Cornelison thanked the Zoning Ordinance Committee for their work and report.

After discussion of Item No. I on the Agenda, a petition for rezoning of Grand Avenue, 1st to 4th, from Residence "E" and "D" to Business "A", motion was made by Mr. Claud Smith and seconded by Mr. Howard McMullin, that the Commission recommend to the City Council that this petition be granted. Motion carried.

Items II and III on the Agenda were next discussed. Item No. II was a petition for the rezoning of the North Half of Block "C" and the South Half of Block "L" in Keith's addition from Residence "A" and "B" to Business "A". A protesting petition had been filed against this rezoning. After discussion, the Commission felt that this was spot zoning, also there seemed to be no pressing need for this zone change at this time. Motion was made by Mr. McMullin, seconded by Mr. Vandeusen that the Commission recommend to the City Council that this petition be denied. Motion carried.

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After discussion of Item III - a petition for the rezoning of Lots 19 thru 32, Block "C" of Keith's Addition from Residence "C" to Business "A" - it was the consensus of opinion that this also was spot zoning and there was no pressing need of this change at this time. Motion was made by Mr. Zollner and seconded by Mr. Claud Smith, that the Commission recommend to the City Council that this petition be denied. Motion carried.

Item No. IV - a petition for rezoning an area 80' x 120' at SE corner of Block "A" Mesa Gardens - was next discussed. Motion was made by Mr. Cheever that the Commission recommend to the City Council that this petition be denied until the status of the adjoining Wiseheart property was settled. Motion seconded by Mr. McMullin, and carried.

Meeting adjourned.

R. E. CHEEVER, Secretary

SNYDER

1. TIRE REPAIR IS IN BUS "B"
2. SHOULD HAVE OFF STREET PARKING  
GOOD IDEA.
3. I BELIEVE IT TAKES A LOT OF  
STUDY TO ADD MORE ZONES FOR  
CLASSIFICATIONS
4. WOULD TAKE MORE STUDY, THOSE  
CLASSIFICATION WERE LEFT OUT OF  
THIS ZONE FOR A REASON
5. I DON'T THINK FROZEN FOOD LOCKERS  
DO ANY DAMAGE IN BUS "A" AS  
THERE IS NOT SUPPOSE TO BE ANY  
PROCESSING OR SLAUGHTERING,
6. (A) IS ALLOWED NOW IN BUS "A" SO IT  
IS OK TO PUT IT IN.  
(B) (8) I DON'T THINK WE SHOULD ADD  
PRINTING & JOB PRINTING, BECAUSE  
WE SHOULD NOT WEAKEN ANY ZONING  
(9) OK TO ADD RADIO & TELEVISION  
STATION & STUDIOS, BUT I DO NOT  
THINK THE TOWERS SHOULD BE ADDED  
THEY SHOULD BE LOCATED OUT BY  
THEMSELVES.

(10) OK.

1 BUS (B)

I DO NOT AGREE TO TAKE SEC 4 OUT  
I AGREE ON SEC 3-7-8  
SEC "8" SHOULD BE LEFT IN BUS "A"  
ONLY REQUIRE PARKING.  
SEC "12" I AGREE, ALSO SOME PART  
OF SEC "3", SOME AUCTION YARDS  
COULD GO IN BUS B.

THE LAST SENTENCE IN 7 IS  
OK.

- 8 I DO NOT AGREE ON PUTTING REAL ESTATE BROKER'S OFFICE IN RES. ZONE. I DO NOT BELIEVE IN WEAKENING ANY ORDINANCE OR ZONING. I THINK WE SHOULD PUT STRONGER REGULATIONS.
- 9 IS COVERED IN SET BACKS
- 10 I AGREE.
- 11 I AGREE THERE SHOULD BE MORE ZONING CLASSIFICATIONS & OFF STREET PARKING.
- 12 THERE IS A LOOPHOLE BUT HOW CAN IT BE CORRECTED
- 13 WE HAVE A SECTION ON LOADING SPACE, BUT COUNCIL HAS GIVEN PERMISSION TO BUILD TO PROPERTY LINE.
- 14 I DO NOT KNOW WHAT THEY MEAN
- 15 IT MAKE NO DIFFERENCE
- 16 THERE IS AN ORDINANCE ON BILLBOARD. CHAPTER 82.

1. Curbs cuts not in zoning ordinances
2. OK.
3. Might be more restrictive.
4. ?
5. Why?
6. A. "OK. Hand Laundry has been interpreted as Help Youngs/laundries.  
B. printing shops should remain in "B"  
Radio & TV. stations OK.  
Radio & electronics repair OK.  
Others that should be eliminated are: pool hall, dance hall, commercial greenhouse.
7. OK. except mountages should remain in "A" and printing shops in "B" per #2 and parts of par 4 should remain in Res. "B"
8. Absolutely no! Real estate Broker is not an accessory use in Res. dist. Some restrictions should be put on professional offices in Res. dist.
9. Set backs are covered in sec. 8-(9)



10. OK

11. ✓

11. OK

12. What is the loophole?

13. Parking requirements under Area Regulation would not be necessary here.

14. 8-9-5 obstruction to view should be reworded to make it enforceable.

Sec. 9. Contrary to report is now and has been for enforced since it was passed.

15. \$100 can be levied for each day of violation

16. Billboards are defined in Sign ordinance however it would be OK to define it here also.