

GRAND JUNCTION PLANNING COMMISSION
Wednesday - September 29, 1971 - 8:00 A. M.
Civic Auditorium - City Hall

MEMBERS PRESENT: Acting Chairman Ray Paruch, Richard Stranger, Richard Youngerman, Levi Lucero and Blake Chambliss.

OTHERS PRESENT: Robert Engelke, Don Warner, Richard Gray, Fred Fuhrmeister, R. T. Mantlo, Tom Worster, W. H. Buttolph, Greg Hoskins, Mrs. Slayton, Mark Zellmer, Mr. Stafford Keith Mumby, Dan McCoy, Mark Mackey, Mrs. Gamble, and Gerald Wilds.

I. MINUTES APPROVED

The minutes of the special meeting, September 15th, were approved

II. PUBLIC HEARING - REQUEST FOR REZONING FROM PARKING TO C-1 LIGHT COMMERCE RECOMMENDED TO COUNCIL (City Market Property)

Ray Paruch read the request of City Market for rezoning between 8th and 9th Streets and Belford Avenue and alley north of Belford. Don Warner showed the layout of request. All of the block is C-1 Zoned except the parking area which is located on Lots 17 thru 27, inclusive, Block 4, City. Greg Hoskins, representing Frank Prinster and City Market, explained the request.

City Market owns the entire block, except for the buildings on the West side. The duplex, Christensen's Music, and Shakey's area will be included in the development. The alley running east-west in this block could be vacated very easily. No one was present opposing this rezoning request. Blake Chambliss asked what effects this could have to the residents on Belford, and asked that City Market screen a service area on the South side of Block 4, on Belford Avenue. The public hearing closed.

Blake Chambliss moved and Richard Youngerman seconded that the request for rezoning from P (Parking) to C-1 (Light Commerce) on Lots 17 thru 27, inclusive, Block Four, City of Grand Junction, (City Market property, between 8th and 9th Streets and Belford Avenue and alley on the north) be recommended to Council for approval. The motion passed unanimously.

III. PUBLIC HEARING - REQUEST FOR REZONING FROM R-1-C to R-2-A - SOUTHEAST CORNER OF 28 1/2 ROAD AND ELM AVENUE - RECOMMENDED TO COUNCIL.

Don Warner explained the request of W. H. Buttolph for rezoning on the Southeast Corner of 28 1/2 Road and Elm Avenue. Don showed plans - approximately 9 fourplexes are planned for this area, with the access onto Elm Avenue. Public Hearing closed.

Levi Lucero moved and Richard Youngerman seconded that the request for rezoning from R-1-C (Single-Family Residence) to R-2-A (Two-Family Residence) (Low Density) on the following described property:

The North half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 7, Township One South, Range One East, Ute Meridian (Southeast Corner of 28 1/2 Road and Elm Avenue)

be recommended to Council for approval. The motion passed unanimously.

IV. DISCUSSION OF PROPOSED MOBILE HOME ORDINANCE

Bob Engelke explained the purpose of the proposed mobile home ordinance. The existing mobile home parks should be upgraded. These parks were constructed in the days of shorter, narrower mobile homes, therefore the parks cannot accommodate the larger trailers safely. Many questions were raised from the audience. Keith Mumby, representing the Mobile Home Owners Organization, asked that the Commission not set the time limit as stated in the proposed mobile home ordinance. He asked that they adopt a resolution to handle future parks, not the present, and the problem in the present parks will take care of itself automatically.

R. T. Mantlo stated the mobile homes should definitely set 20' apart, as the statistics showing the average time for a trailer to burn is 14 minutes. He also said the loss of trailers compared to a house caused by fire is a 4 to 1 ratio. Fred Fuhrmeister said the trailer park owners have not made changes with the size of trailers. He stated that while he was making a survey of trailer home parks, tenants asked where they could move for more space to acquire more privacy and freedom around their mobile homes. Also the statistics show that better than 50% of single-family residents will be housed in mobile homes.

Keith Mumby said the park owners could not change the size of the lots without changing everything else - utilities, etc. Economically, this cannot be done.

Fred Fuhrmeister said the utility companies plan to completely revamp all mobile home courts in the next few years for safety reasons. The plans explained in the proposed mobile home ordinance would coordinate with this revamping. Fred also explained the time schedule was set for 2 1/2 years, purposely, to give the court owner a chance to change progressively - row at a time, etc.

Tom Worster, Comtronics Cable T. V., said the services are crowded in certain trailer park areas and it is very hard and dangerous to install because of conditions - loops of P.S. and Telephone Co. wires, etc. Some employees refuse to install in these parks because of the danger of possible injury during installation.

Gerald Wilds, Mt. Bell T & T Co., said that his employees refuse to install telephones in certain trailers and trailer parks because of the dangers. The State Office is planning to completely revamp trailer parks that are in this condition.

It was stated a few times during this discussion, the proposed mobile home ordinance was being rammed down the throats of the mobile home park owners. Don Warner explained this was a discussion meeting, not a hearing for adoption of this ordinance.

Keith Mumby asked at whose expense the fire hydrants and water mains would be changed. Don Warner said if the internal streets of the parks are public streets, the City will pay these expenses. A 50' right of way would have to be dedicated, and none of the mobile home park owners want to do this, as they would lose many of their mobile home parking spaces.

Bob Engelke explained that a mobile home is not the same as a conventional home, therefore the rules of one do not apply to the other. Heat builds up more in a trailer than in a conventional house because of construction. The further apart they are the greater degree of safety. The conventional home is built to Uniform Building Standards.

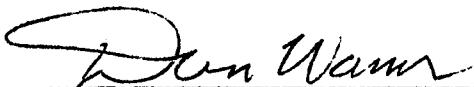
All of the people in attendance were mobile home park owners, not mobile home tenants.

Acting Chairman Ray Paruch closed the discussion, summarizing the three main topics mentioned in the meeting: 1. Time allocation, 2. Space between trailers, and 3. Safety of mobile home tenants. These items will be discussed at a future meeting.

Keith Mumby stated the Mobile Home Organization would present written comments.

V. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director