

Binder

MINUTES

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 27, 1961 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Present: Chairman Elmer Nelson, Messrs. Robt. Baker, Vic Colony, Ray Meacham, Art Hadden, and Mrs. Wm. Hyde.

Absent: Mrs. Robt. Russell.

Others present: Development Director Don Warner, Building Inspector J. E. Stockton, and Mr. Pat Gormley.

I. MINUTES APPROVED

There being no corrections or omissions to the minutes of the regular meeting of the Planning Commission on November 29, 1961, motion was made by Mr. Colony that these minutes be approved as written. Motion was seconded by Mr. Meacham, and carried.

II. HEARING TO BE SET ON PROPOSED ZONING FOR CENTRAL FRUITVALE

Since all annexations automatically come into the City zoned as R-1-A, Development Director Don Warner said that it is important that the Commission propose what is felt to be the proper zoning for the newly-annexed Central Fruitvale area as soon as possible in order that a hearing on this proposed zoning can be called and the proper zoning established. At the hearing the people affected by this zoning may appear and either approve what is proposed or, if they disapprove, show what they believe would be the correct zoning and why they would request that particular zoning. Mr. Warner explained that the Commission is not at this time approving any zoning nor is it recommending any zoning to the City Council; it is proposing this zoning merely for the purpose of getting the hearing date set and proceedings underway.

Development Director Warner presented a map which proposed zoning for the Central Fruitvale area as follows:

The northern part of the area, roughly bounded by the Grand Valley Canal on the north, Indian Wash on the west, Orchard Avenue on the south, and 28 $\frac{1}{2}$ Road on the east to be zoned R-1-B. Mr. Warner said the owner of this property has indicated that he intends to develop the area and build homes that would conform with this type of zoning. He pointed out that it would be more or less a "self-contained" subdivision and could develop very nicely under this particular zoning.

R-1-C zoning is proposed for the section immediately south of the above area, which would be bounded by Orchard Avenue on the north, 29 Road on the east, a line 330 ft. north of the center line of North Avenue on the south, and 28 $\frac{1}{2}$ Road on the west. This area is partially developed by single family homes, and this type of zoning would seem to fit the present development as well as future potential use. There are two nursing homes in the area which would remain as non-conforming uses. The area also contains one large church and Nisley School.

An area extending approximately 330 ft. north and 330 ft. south of the center line of North Avenue is proposed to be zoned as C-1 for proper development of this tourist type area.

C-2 zoning is proposed between a line approximately 330 ft. south of North Avenue and Gunnison Avenue (extended) with the exception of two small subdivisions in the area -- Dorris and Meeks -- which would be proposed as R-1-C in order to protect some nice homes that are located in that area. I-1 zoning is proposed for the area extending from Gunnison Avenue to the Freeway, which would be an extension of the zoning and use already in progress in that area.

After discussion of this proposed zoning as presented in which the Commission generally agreed with the zoning as presented, motion was made by Mr. Meacham that the Planning Commission approve the zoning as outlined and that a hearing be called and proceedings get underway. Motion was seconded by Mr. Baker, and carried.

III. COMMITTEE TO REPORT ON NEED FOR CONTROL OF UNDESIRABLE SHADE TREES

Mrs. Barbara Hyde reported that many people have asked her advice as to what trees, shrubs, etc. should be planted that would be desirable both now and in the future and also tend to eliminate many undesirable features and diseases now common in tree planting. She mentioned that it might be advantageous if the City were to have an ordinance prohibiting the planting of undesirable trees and shrubs.

Chairman Nelson appointed Mrs. Hyde, Mr. Meacham, and Mr. Colony as a committee to make a study of what might be needed along these lines and what ordinances, if any, might already be in existence. This committee is to report on the subject at the next regular meeting of the Commission.

IV. COMMISSION SUPPORTS "BILLBOARD" LEGISLATION CONTROLLING SIGNS ALONG INTERSTATE

Mrs. Barbara Hyde brought up the subject of bill boards and signs being placed along the new Interstate Highway. She mentioned the fact that the Federal government will pay 1/2 of 1% additional highway funds to any state passing a law to control billboards along the Interstate Highway. Fourteen states have already passed such a law.

In the discussion, it was felt by the Commission that although this would seem to be a matter for the Regional Planning Commission, the City Planning Commission would lend support to the proposal by sending a letter to the Governor recommending that this Bill be brought before the Legislature. Chairman Nelson asked Development Director Warner if he would see about such a letter being written, and Mr. Warner said that either he or City Manager Lacy would take care of the matter.

V. REALTORS AND COMMISSION TO MEET REGARDING HOUSING CODE

Development Director Warner explained that while the City now has a Building Code which controls any new building, it does not have any control over the esthetic appearance of the City -- junk piled in yards, delapidated appearance of houses unless they are structurally unsound or dangerous as a fire hazard, or old sheds in yards or along alleys.

Chairman Nelson pointed out that at present the City has no way of keeping houses from becoming more delapidated from year to year, while with a little guidance it might be possible to avert the development of slum areas such as exist in older cities and which have developed just because there was no legislation to prevent their development.

Mr. Nelson then called upon Mr. Pat Gormley who was present from the Realtors Association in this regard. Mr. Gormley said that the real estate interests are against public housing; they are in favor of raising the level of sub-standard housing that exists but believe it should be done by private individuals and not by public agencies. He said slums stay that way because of the tax basis. It is more profitable to let the property go and get income from it than to fix it up. Although the real estate groups might be loud in their protests against a housing code, they would prefer to approach the problem this way rather than with public housing. The loan companies would definitely be interested as it would upgrade property and make a better percentage possible on loans. He asked what the reaction in other places had been to housing codes.

Development Director Warner said that many things can be done that do not cost much and still do a lot to improve the appearance of property -- torn screens, sagging boards, piles of junk, etc. can all be removed at little cost and this would improve properties. Just a little paint will help immeasurably.

Mr. Warner said that this is something that is very definitely needed. It would no doubt bring about a general up-grading and take care of situations over which the City has no control at the present time. It is possible that it might force some of the old delapidated houses to be torn down because that would be less expensive than to repair them. By adopting a housing code now it would very well be possible to prevent some of the problems that the older cities in the East are faced with because of slum conditions.

Mr. Gormley asked when this would be adopted and said that he felt it might not meet so much opposition if there were sufficient time to look into it so that some of the problems and objections could be solved. Mr. Nelson said that it is still in the "talking stage" at present; however Mrs. Hyde said it would be desirable to have it completed by spring.

It was agreed that at some time in the near future a joint meeting of the Planning Commission and the Realtors Association will be planned to further discuss this topic.

ADJOURNMENT

Motion to adjourn was made by Mr. Baker, seconded by Mr. Meacham, and carried.

Betty Russell by Helen A. Mansford
BETTY RUSSELL, Secretary