

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 31, 1962 - 8:00 A.M.

AUDITORIUM - 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 and Guy Jones, County Assessor.

I. MINUTES APPROVED.

Chairman Elmer Nelson asked if there was any discussion on the regular meeting held December 27, 1961. There was none. Mr. Colony approved the minutes as written.

II. HEARING ON PROPOSED ZONING FOR CENTRAL FRUITVALE.

Chairman Nelson stated that the Planning Commission had been out in the area and had gone into the matter very thoroughly.

Mr. Lacy showed slides that were taken about a week before of the Fruitvale area.

Don Warner described in detail the types of zoning proposed for the new annexation and gave the reasons as to why they were designated as such. He explained to the group how the value of residence completely surrounded by commercial is bound to lower. The only way to increase the sales value would be to increase the value of the land.

Mr. Lacy spoke on increasing the value of the land and explained how it would be more clear to the people as they progressed on the matter.

Several land owners spoke on the proposed zoning (Tape of "full hearing" with permanent records.)

Guy Jones, County Assessor had the following to say on taxes: The fact that it has been zoned commercial does not immediately change assessed value, but when we find indications from sales that your values have increased, then we do recognize the commercial aspect of it. We do not immediately change just because it is re-zoned. This does not mean that you will immediately be raised. That question has come up over a period of years. We have always taken that attitude the fact that you are zoned commercial does not mean that your land values will be raised. Another thing done when we go in and re-evaluate properties in places in the commercial category is that we recognize the fact that your house setting in that commercial zone does not have the value and to a certain extent we do reduce the

valuation of your house. I think that in all fairness that is the thing that we have to do, and by that we don't mean that we will reduce the homes as much as we raise the land because if we did there would be no necessity for changing it. When we do find out that there is an increase in value and your property is selling for more money and enough more money than it did before then we go in and put it on commercial basis as we have done on North Avenue, First Street, Ute and Pitkin and in places as it became necessary to make the changes. We still do recognize the fact that your home has lost value maybe we don't recognize it enough I don't know, but we do recognize it. As a rule it is true that you will be able to receive enough more money so that your home actually is treated fairly. It was stated that if one property sells in a given area, immediately the assessor goes in there and raises all the lands. That is not true because the assessor leans backwards to find out if there are sufficient indications of increasing values before that is done. I think if you go back that it has been proven not only in my administration but before that. We wait a long time to find out that those things are justified and of course we could not always be right then. We may have indications that you have sales that show it. We have economic changes and when the changes over a period of time appear not as good as they are thought to be, and then I think it is the duty of the assessor to recognize that also. The assessor is not waiting to jump at a chance to change peoples values around here, it is a matter of fact we try to lean the other way

Mr. Jones was asked whether the location had a lot to do with it. He said it did not.

Chairman Nelson, asked the people if there was anything further they would like to ask Mr. Jones about the taxes.

Mrs. Russell asked the people what they would be willing to do--Would they be willing to risk the situation? She asked them them that if they wanted re-zoning later, would they be willing to put up the money to have it re-zoned?

A letter was read from J. R. Slates, 480 Melody Lane protesting making Fruitvale a Commercial area.

Chairman Nelson told the people that they would have a chance to go before the Council for a public hearing before the final decision. Since the Council meeting would be in the evening they might possibly have a larger attendance.

The hearing was closed.

Motions:

It was moved seconded and passed that the area North of Orchard Avenue (Rothaupt tract) be recorded as R-1-B zoning

It was moved seconded and passed that the area from Orchard Avenue to a point 330 feet North of North Avenue from 28½ Road to 29 Road be approved as R-1-C zoning.

It was moved seconded and passed that the frontage along North Avenue to a depth of 330 feet on each side of the center line of North Avenue be approved as C-1.

It was moved seconded and passed that the area between Gunnison Avenue extended and the Freeway be approved as I-1.

The zoning of the area between Gunnison Avenue extended and a point 330 Feet South of the Center line of North Avenue was tabled for further consideration.

The above approved zoning is as shown on map published January 15, 1962.

III. REPORT OF TREE COMMITTEE.

Mrs. Hyde made a motion that the Tree Committee be tabled until next month. The motion carried.

IV. ADJOURNMENT

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