

Binder

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - April 24, 1963 - 8:00 A.M.
Conference Room - City Hall

Members present: Messrs. Bob Baker, Vic Colony, Ray Meacham, and Mrs. Robt. Russell and Mrs. Grace Smith.
Members absent: Messrs. Art Hadden and Elmer Nelson.
Also present: Attorney Tom Elder, Development Director Don Warner, and J. E. Stockton, Building Inspector.

MINUTES APPROVED

Motion was made by Mr. Meacham that the minutes of the Quarterly Zoning Hearing of March 19, 1963 be approved as written. Motion seconded by Mrs. Russell, and carried. Motion was made by Mr. Colony that the minutes of the Regular Meeting of March 27, 1963 be approved as written. Motion seconded by Mr. Meacham, and carried.

APPROVE CUL-DE-SAC FOR NORTH 11th ST.

Attorney Tom Elder explained that the Faith Baptist Church was objecting to the vacation of North 11th Street just north of Orchard Avenue. The basis for this objection was that through this vacation the church would gain 5 feet of land and the Hospital 25 feet. Development Director Don Warner suggested that possibly the south half of the proposed vacation should be set aside and left open, a cul-de-sac deed at the north end of this piece and the part between the north edge of the cul-de-sac and Walnut Avenue could be vacated. This would leave the street open by the church and also allow the hospital to proceed with its building plans. Mr. Elder said he was sure the hospital would approve this plan.

Motion was made by Mrs. Russell that this cul-de-sac arrangement be approved by the Planning Commission in the event Mr. Elder was unable to come to terms with the Faith Baptist Church. Motion was seconded by Mr. Meacham, and carried.

RECOMMEND REVOCABLE PERMIT BE GRANTED MESA FEDERAL SAVINGS & LOAN

Development Director Don Warner explained that it was necessary that some piles and pile caps for the new Mesa Federal Savings & Loan building at 6th and Rood Avenue extend under the public right-of-way. These would be about ten feet under the surface of the ground. The building itself will be on the property line.

Motion was made by Mr. Colony that the Planning Commission recommend to the City Council that a revocable permit be granted to the Mesa Federal Savings & Loan allowing these piles and pile caps to extend under the surface of the public right-of-way, as per plan filed. Motion was seconded by Mrs. Russell, and carried.

NORTH 7th STREET ANNEXATION

Development Director Don Warner said that Dr. Rigg now does not want to annex the small portion of his property which he had said originally that he would annex. However, Mr. Warner said it would not change the economic study of this annexation to go ahead with it, leaving out the small piece of Dr. Rigg's property that was originally included.

ANNEXATION INQUIRY

Mr. Warner said that Harry Benge whose property is just on the City limits line (Lot 18, Hillcrest Manor) had asked him about the possibility of annexation. He is having a great deal of septic tank trouble since his property lies below the properties on the hillside of Hillcrest Manor. Mr. Warner had explained to him that it would not be possible to annex this one lot because of its location, but that if he would care to investigate the interest in annexation in some of the surrounding area, possibly something could be worked out.

DISCUSSION OF HOUSING CODE

Building Inspector Stockton advised that a survey should be made in order to make a housing code that would be workable for this area. This is one of the basic things that codes are based on. He warned that after such a survey and adoption of a code, it would have to be enforced for anything that did not conform, also that the code would cover all houses, regardless of their age. Of course, all new building would have to conform to code. This is the reason a housing code is one of the most controversial laws that can be passed, he explained. He said the housing code being proposed is strictly a minimum code, and that he would prefer to have a minimum code passed first, with additions to be made later. He said the need for a housing code is based on health, safety, morals and welfare.

There was some discussion as to the best solution of "slum" areas and the general opinion was that ~~low rent~~ ^{low rent} housing, which the real estate people might be interested in taking over, would probably be the best answer, rather than public housing. Also, it was felt that having this housing scattered throughout the city rather than centered in one locality would be best, because if in one spot it would tend to more or less revert to slum areas again. The question was raised as to whether the enforcement of a housing code would simply move the undesirable features to the edge of town, but it was pointed out that if County zoning is established and enforced this problem would be taken care of.

Mr. Stockton said that some codes go into detail as to what a "sub-standard condition" is. However, he noted that he had left this out on purpose since if structures failed to meet the requirements of this code, they would be sub-standard. He noted, also, that problems of interpretation of the code would be handled by the Board of Adjustment.

The time element was discussed, and it was emphasized that if proper housing is available, there was no point in prolonging the time and a deadline must be set. However, many personal things enter into this phase of it.

Mr. Stockton pointed out that a minimum housing code should be worked out and enforced now, before it is absolutely essential.

In discussion of particular portions of the proposed minimum code, the required area for light and ventilation (page 9) was questioned, but no decision arrived at. On page 11 under "Room Separation" after.... "used for sleeping purposes" insert "except efficiency living units". Also on page 11, under "Installation and Maintenance" at the end of the paragraph, add "from the public".

After the code as proposed has been edited and further study given to it, it was agreed that a special meeting should be called to further discuss it.

ADJOURNMENT

The meeting was duly adjourned at 10:00 a.m.