

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

March 4, 1998

The City Council of the City of Grand Junction, Colorado, convened into regular session the 4th day of March, 1998, at 7:31 p.m. in the City/County Auditorium at City Hall. Those present were Cindy Enos-Martinez, Gene Kinsey, Earl Payne, Jack Scott, Mike Sutherland, Reford Theobald, and President of the Council Janet Terry. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Terry called the meeting to order and Councilmember Payne led in the Pledge of Allegiance. The audience remained standing during the invocation by Pastor Louis Salazar, First Assembly of God Church.

PROCLAMATION DECLARING MARCH 16-22, 1998, AS -"SALVATION ARMY WEEK" IN THE CITY OF GRAND JUNCTION

ADMINISTER OATHS OF OFFICE TO POLICE OFFICERS

Police Chief Gary Konzak introduced each of the five new police officers and their guests.

Mayor Terry administered oaths of office to new Police Officers Mike Clear, David Palacios, Tim Riddle, Benjamin Naranjo and David Krouse. The new officers had their guests pin on their badges. They signed the oaths with the City Clerk and were then introduced to Councilmembers individually.

Police Chief Gary Konzak introduced the police officers being promoted to Sergeant and their guests.

Mayor Terry then administered oaths to police officers promoted to Sergeant: Larry Bullard, Bob Russell, and Greg Assenmacher. Their guests pinned on their badge. They signed their oaths with the City Clerk and were introduced to the City Council individually.

Chief Konzak introduced the police officers being promoted to Lieutenant and their guests.

Mayor Terry administered the oath of office to Lieutenants Lyn Benoit and Mike Nordine and presented their badges. Their guests pinned on their badges. They signed their oaths with the City Clerk and they were introduced to the City Council individually.

PRESENTATION OF LIFE SAVING MEDAL TO SERGEANT LARRY BULLARD

Police Chief Gary Konzak presented the Life Saving medal to Sergeant Larry Bullard for an event which took place on October 17, 1997. He was the primary participant in a team effort where a 14 month old child fell into a canal on Orchard Mesa. The team searched in a grid system. Sgt. Bullard found the child 300 yards downstream. The child had gotten caught in a safety grate which prevented her from being swept further downstream. Sgt. Bullard pulled her from the water, unconscious and not breathing. He was able to open her airway, and she began breathing again. She is fine today. His actions were heroic.

Mayor Terry expressed Council's gratitude to the new officers, promoted officers, and especially Sgt. Bullard, for keeping our City safe.

DR. JIM STANDARD ADDRESSES COUNCIL ON THE LILAC PARK ISSUE

Dr. Jim Standard, 585 25 1/2 Road, #168, came before the Council to speak about Lilac Park. He read a statement regarding the City's effort to beautify entrances into the City and his feeling that this greenbelt should be retained (attached). He gave a history of the parcel and the area. He questioned the ownership of the parcel and the legality of subsequent leases and maintenance agreements that were based on incorrect ownership. Mr. Standard also questioned the legality of the driveway access as it exists.

He referred Council to Figure 2 in his information packet distributed, summarized and questioned if Council has done the right thing. He felt when the decision was made there was a complete lack of information available. He asked that the decision be postponed a couple of months.

Mayor Terry summarized Dr. Standard's request to be that Council rescind their decision to put the matter to a vote. Dr. Standard said that is so.

Dennis King, Chairman of the Parks Board, responded to Dr. Standard's comments. He advised that the matter first came before the Parks Board in July, 1997 and it was recommended that this portion be sold. The best parts of the park, the sledding hill and the lilac bushes, are being retained. The Garden Club that planted the lilacs has been consulted on where to spend the proceeds. There are a number of new parks that have been purchased that need to be developed, and the sale proceeds can be used toward that development.

Councilmember Theobald responded to some of Dr. Standard's concerns. He addressed the ownership questions. He noted the Council has seen the maps before and it is indeed 66% being sold. Council could have stopped the vote but weighed the pros and cons for a park with no access and little use. The price determines whether it's worth pursuing. The property is going to bid in order to get the best price for the property. He did not feel Council is ducking its responsibility by putting it to a vote of the people.

Councilmember Scott resented the certified letter from Dr. Standard that questioned Council's integrity and attacked them personally.

Councilmember Sutherland stated the public hearing held at the last meeting, went on over an hour and was televised. He resented Dr. Standard attacking the Council without getting all the facts. The property has always been right-of-way and Council probably could have sold this without going to a vote of the people. Instead, Council decided to let the voters decide.

Mayor Terry thanked Dr. Standard for his comments.

CONSENT ITEMS

Councilmember Sutherland noted the additional arts item that was added to Consent Item #2. Upon motion by Councilmember Payne,

seconded by Councilmember Scott and carried by roll call vote, the following Consent Items 1 through 9 were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting February 18, 1998

2. **Funding Support to Local Arts Organizations**

The Grand Junction Commission on Arts and Culture has reviewed applications for financial support per established criteria and guidelines and budgeted amounts from City Council, and recommends the Council approve funding for these art and cultural events/projects/programs.

Full funding recommendations:

Performing Arts Conservatory "Quilters" musical production	\$1,800
Western Colorado Watercolor Society National Juried Art Exhibit	1,500
Institute of Dancing Arts Performances at area nursing homes	1,500
Colorado West Performing Arts Dance Workshops in area schools	1,250
Western Colorado Center for the Arts Summer Art Camp Program	1,000
Friends of Mesa County Public Library District Hispanic storyteller	640
Valley Wide PTA "Reflections" Student Art Exhibit	500
Thunder Mt. Camera Club slide presentation equipment purchase	480
VCB presentation of US Navy Sea Chanters Concert at Two Rivers	400
Advocates for Children's Enrichment's Creede Repertory play	300

Partial funding recommendations:

Mesa Co. Valley School Dist. 51 Art Experiences and Art Heritage	8,000
GJ Musical Arts Association concert underwriting and composition	2,000
Third Annual Celtic Festival and Highland Games	2,000
Grand Valley Community Theatre play productions	1,000
Grand Junction Senior Theatre Third Annual "Senior Follies"	1,000
Mesa State College's Music at Mesa Artist Series pianist residency	1,000
Very Special Arts Day-long Festival for Disadvantaged Adults	250
TOTAL	\$24,620

Action: Approve Recommendations for Funding of Art and Cultural Events/Projects/Programs by Local Arts Organizations

3. **Acquisition of Breathing Apparatus Units and Accessories for the Fire Department**

Three companies submitted bids for replacement of out-dated fire fighting breathing protection equipment. The equipment consists of 36 complete Draeger Self-Contained Breathing Apparatus units, additional spare air bottles and masks, and accessories. Bids were as follows:

National Mine Service, Grand Junction	\$119,926.00
Western Fire Equipment, Denver	\$135,527.72
Wheatland Fire Equip. Co., Wheatland, WY	\$152,791.00

Action: Award Contract to National mine Service for the Acquisition of 36 Complete Draeger Self-Contained Breathing Apparatus Units, Additional Spare Air Bottles and Masks, and Accessories for the Grand Junction Fire Department at a Cost of \$119,926

4. **1998 Concrete Replacements for Overlay Streets**

The following bids were received on February 19, 1998:

Reyes Construction, Inc., Grand Junction	\$227,706.50
Mays Concrete, Inc., Grand Junction	\$234,512.00
Precision Paving, Grand Junction	\$254,555.25
G&G Paving Construction, Grand Junction	\$274,000.00
Engineer's Estimate	\$258,535.65

Action: Award Contract for 1998 Concrete Replacements for Overlay Streets to Reyes Construction in the Amount of \$227,706.50

5. 1998 Water Line Replacements

The following bids were received on February 24, 1998:

M.A. Concrete, Inc., Grand Junction	\$358,776.49
Mountain Valley Contracting, Grand Junction	\$436,714.70
Bogue Construction, Fruita	\$445,777.20
Continental Pipeline, Mesa	\$475,114.20
Atkins & Associates, Grand Junction	\$632,309.75
Engineer's Estimate	\$472,272.10

Action: Award Contract for 1998 Water Line Replacements to M.A. Concrete, Inc., in the Amount of \$358,776.49

6. **Appleton Sewer Trunk Line Extension**

The following bids were received on February 23, 1998:

M.A. Concrete, Inc., Grand Junction	\$144,709.90
Bogue Construction, Fruita	\$154,822.60
Sorter Construction, Grand Junction	\$186,395.55
Downey Excavation, Montrose	\$196,415.50
Father and Son, Olathe	\$198,254.15
Atkins & Associates, Grand Junction	\$199,963.95
CMC Weaver, Grand Junction	\$241,025.60
Continental Pipeline, Mesa	\$258,241.33
R.W. Jones, Fruita	\$287,857.80
Engineer's Estimate	\$215,533.20

Action: Award Contract for Appleton Sewer Trunk Line Extension to M.A. Concrete, Inc., in the Amount of \$144,709.90

7. **Replacement Sign Machine Located in the Traffic Services Division**

The Traffic Services Division has a machine that manufactures traffic control signs. Recent malfunctions warrant its replacement. This \$32,000 replacement was not anticipated, nor budgeted. City Council approval is required to use General Fund Contingency to fund the replacement.

Action: Approve General Fund Contingency Transfer of \$32,000 to Purchase a Replacement for the Sign Machine Located in the Traffic Services Division

8. **\$315,350 Loan from the City Investment Pool to the Golf Division for a Golf Driving Range at Tiara Rado Golf Course**

It is requested that a loan of \$315,350 be granted from the City investment pool to the Golf Division for the purpose of building a golf driving range at Tiara Rado Golf Course. The terms of the loan would be 7.5% for 15 years.

Action: Approve Request for the Loan from the City Investment Pool to the Golf Division for a Golf Driving Range at Tiara Rado Golf Course in the Amount of \$315,350

9. **201 Sewer Service Area Amendment to Serve Independence Valley Filing #3**

Agreement with Mesa County to agree to amend the 201 sewer service area to serve Independence Valley Filing #3. The City of Fruita has given their consent to the City serving the development.

Action: Approve the Agreement with Mesa County to Agree to Amend the 201 Sewer Service Area to Serve Independence Valley Filing #3

*** * * END OF CONSENT CALENDAR* * ***

*** * *ITEMS NEEDING INDIVIDUAL CONSIDERATION* * ***

PUBLIC HEARING - ASSESSING COSTS OF IMPROVEMENTS FOR SANITARY SEWER ID SS-41-95 (HICKORY COURT) - ORDINANCE NO. 3046 APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-41-95, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST

AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

The proposed ordinance authorizes the allocation of actual costs incurred with the installation of sanitary sewer improvements for the specific benefit of four lots adjacent to Hickory Court in Sunset Terrace Subdivision. The proposed assessments are in compliance with a petition signed by 100% of the owners of the property to be assessed. A public hearing was held after proper notice. Tim Woodmansee, City Property Agent, reviewed this item. Each of the four lots will be assessed the same amount, just under \$3500.

There were no public comments. The hearing was closed.

Upon motion by Councilmember Scott, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3046 was adopted on second reading, and ordered published.

PUBLIC HEARING - VACATING A PORTION OF MALDONADO STREET RIGHT-OF-WAY AND A 10' UTILITY EASEMENT LOCATED AT 610 W. GUNNISON AVENUE- ORDINANCE NO. 3047 VACATING A 10 FOOT UTILITY EASEMENT AND A PORTION OF THE MALDONADO STREET RIGHT-OF-WAY [File #VR-1998-007]

The petitioner is requesting vacation of a portion of the Maldonado Street right-of-way and a utility easement to eliminate the encroachment of an existing mini-storage building. The proposed vacations are consistent with the criteria in Section 83 of the Zoning & Development Code. Staff recommends approval.

A public hearing was held after proper notice. The petitioner Mark Gamble, 292 W. Morrison Court, was present. He briefly stated his request and offered to answer questions.

Staff presentation by Michael Drollinger, Community Development Department, followed. The site is presently developed with a single mini-storage structure on the property. The west end of the structure was built encroaching into the Maldonado Street

right-of-way. The Maldonado Street right-of-way presently terminates at the west end of the property. The street improvements have been constructed in anticipation of a future extension, although a cul-de-sac bulb of right-of-way exists that was created for a future cul-de-sac. The existing building was also constructed encroaching approximately 5' into an existing utility easement. He said Staff believes the request meets the criteria of Section 8-3 of the Zoning & Development Code, and the vacation has been recommended for approval by the Planning Commission. Staff recommends approval of the right-of-way and easement vacations with the condition that the scope of the right-of-way vacation be expanded to include the cul-de-sac bulb on the north side of Maldonado Avenue.

Councilmember Theobold asked about the extension of Maldonado Street and if the reason for the request is because of the building encroachment. Michael Drollinger said yes. He said the building was built in 1994.

Councilmember Sutherland expressed concern over the inconsistency of Staff recommendations. He felt there appeared to be less protection of potential public interest by vacating this right-of-way, which may be needed in the future. He thought there effort to accommodate because of the existence of the building.

Mr. Drollinger explained the differences between the two examples cited. In the one application there was a cul-de-sac which was proposed to serve multiple properties. The proposed configuration for that subdivision would not allow future extension of that street. This configuration, as it presently exists, serves only the lots on either side of it.

Councilmember Sutherland asked if it is possible that the property north of this request might not need access from Maldonado. Mr. Drollinger said it is possible but that access would also be from 25 Road.

Councilmember Theobold suggested Council consider a policy for the future to impose a penalty upon those who build in rights-of-way.

Mayor Terry asked what the alternative would be if Maldonado is not extended. Mr. Drollinger said another option is to issue a revocable permit which can be revoked if the access is needed in the future.

Mayor Terry asked if the City owns the right-of-way for the northward extension of Maldonado. City Attorney Wilson said the City would have to negotiate for that right-of-way.

Mr. Gamble readdressed the Council. He said there is a 99% chance a cul-de-sac will never be needed. He said even in that low instance, the traffic volume will always be very minimal. Only about five cars/week go down that street. He stated there was no intended encroachment. A revocable permit won't allow him to sell the property, or borrow against it as it would be an encumbrance on the property.

Gene Taylor, 633 Fletcher Lane, was concerned as to the location in relation to his store. When it was fully explained, he had no problem with the vacation.

There were no other public comments. The hearing was closed.

Upon motion by Councilmember Kinsey, seconded by Councilmember Payne and carried by a roll call vote, Ordinance No. 3047 was adopted on second reading, and ordered published.

Councilmember Sutherland noted that Council could go back and condemn this property if needed in the future, at no cost. City Manager Achen said although condemnation could occur, this action vacating makes the property private property and there would be a cost to condemn.

PUBLIC HEARING - APPEAL OF A PLANNING COMMISSION DENIAL OF A REZONE/PRELIMINARY PLAN FOR THE WESTWOOD RANCH SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD APPEAL DENIED [FILE #RZP-1998-012]

This is an appeal of a Planning Commission denial of a rezone/preliminary plan request. The petitioner is requesting a rezone and preliminary plan approval for 95 units (23 single

family lots; 36 duplex lots [2 units per duplex lot]) located on approximately 21 acres north of F 1/2 Road and west of 25 1/2 Road with a proposed density of PR-4.6 (Planned Residential with a density of 4.6 units/acre). Staff recommends approval with conditions.

A public hearing was held after proper notice.

The petitioner, Jana Bingham, representing the developer Sundance Properties, and the property owner Sunshine Construction, LLC, 1460 North Avenue, was present and gave an overview of the project. The project includes 23 single family homes and 72 single family attached units. The request was denied previously at 3.3 units per acre due to lack of central open space. She felt the project currently works with the master plan.

A site plan was placed on the screen. Ms. Bingham then showed Council pictures of the site and of homes similar to what is planned for Westwood Ranch Subdivision.

Attorney Rich Livingston, representing the petitioner, addressed Council stating the Planning Commission unanimously denied this application. He referred to the Master Growth Plan and its recommendation for this property of 4 to 7.9 units per acre. He noted that Public Service is located directly south of this property, and is a large commercial use. He believes this is a transitional area and the proposal suits that transition.

Mr. Livingston addressed Staff and review agency comments. A significant amount of time and effort was spent trying to accommodate the needs of the neighborhood, the needs of the Master Growth Plan, the Land Use Code, and the market conditions which would allow for a successful project. The Community Development Staff recommended approval at the Planning Commission meeting. The various review agencies approved with minor exceptions. All recommendations from review agencies and Staff were accommodated by the developer leading to the recommendation for approval by the Community Development Department. Attached housing does not mean the lowest price and lowest constructed product available for residential housing. These attached units

appear to be large single family residences with a double garage. He requested Council's approval.

Michael Drollinger, Community Development Department, then reviewed this item. Two key planning and zoning tools are the Zoning Development Code and the Growth Plan. Compact development patterns was one of the key issues in the Growth Plan- prevention of sprawl. He placed an excerpt of the growth plan map on the overhead. The Growth Plan recommends 4 to 7.9 units per acre for this property. There are employment centers and public utilities available to this site. Design issues were open space, lots and setbacks.

Staff recommends approval with the following conditions:

1. Bulk requirements for the subdivision, as detailed on the report, be adopted with the preliminary plan;
2. Phasing of infrastructure improvements be approved as detailed in the Staff report.

City Manager Achen left the meeting at 9:20 p.m.

Councilmember Theobold asked what the difference is between a duplex and single family attached home. Mr. Drollinger said the terms can be used interchangeably.

The guidelines for public comments were presented by Mayor Terry. Mr. Glen Ferguson, 680 Moonridge Court, Moonridge Falls, opposed the request. He said the Moonridge Falls Homeowners Association are also opposed. The proposal has already been rejected by the Planning Commission. The main objection is the inconsistency of interjecting multi-family attached homes into an area that has been built for single family detached homes. A traffic hazard will increase with the proposed density. He felt the project needs to be restudied.

Mr. Robert Leachman, 627 Braemer Circle, opposed the preliminary plan. He was invited by Westwood Ranch to be involved with Westwood Ranch Subdivision planning, but declined because he is

opposed to any new development in the area. There have been eight new subdivisions in the area. He read his letter into the record (attached).

Councilmember Theobald asked Mr. Leachman if Braemer Circle is in the city limits. Mr. Leachman said no, but since City Council is promoting growth in that area he felt they should take responsibility for the additional traffic and resulting dirt and dust problem on Braemer Circle.

Councilmember Payne asked if Mr. Leachman has five acres. Mr. Leachman responded he has one acre.

Mr. John Vestman, 2540 Westwood Drive, Valley Meadows West, opposed the density and the duplex properties. Duplex properties have more turnover and will result in increased crime rate and decrease in property values.

Ms. Maureen Kiesler, 673 Atchee Lane, Valley Meadows West, opposed the plan. If Westwood Ranch Subdivision is approved, 95 homes will result in 285 inhabitants (average of 3 persons/home). The developer wants to make money on his investment, but there should be a limit on how much the developer can make at the expense of the surrounding neighborhood. The residents have more than money invested in their homes. It is their neighborhood. If tonight's request is approved, what is next? She has looked at another development by John Davis and did not know how he got away with building such a development. She asked Council to consider the feelings of the residents in the area.

Mr. Jeff Piscone, 659 Janece Drive, said he is new to the community. The developer says this will enhance the surrounding areas. His family is his biggest investment. This is an emotional appeal. He asked how this plan enhances the value of the surrounding properties. He asked Council to look at the situation from the residents, perspective.

Robin Madison, 2586 Galley Lane, said she had attended the growth plan committee meetings last summer where she was told those densities were not a carrot held out to developers, that they were ranges, and only one part of the growth plan. She has

reviewed the final Growth Plan and asked Council to consider portions of the plan as it makes a decision tonight: (1) numbers are only one part; (2) no one is trying to deny Mr. Davis a livelihood. Mr. Davis has put in the following developments: Fall Valley (110 homes), Kay Subdivision (30), Valley Meadows (32), and Valley Meadows East (44), totaling 216 homes in less than one square mile. The Planning Commission turned this plan down 6 to 0. The Growth Plan says in Goal #11: "Planning should help maintain the quality of life in existing neighborhoods." Also "to coordinate the timing and planning and intensity of growth with provision of adequate public facilities." People currently use F 1/2 Road heavily. School buses are not allowed to use a portion of 25 1/2 Road (bridge weight) in the area. The development will cause over capacity at Pomona Elementary within a year of the new addition. She continues to come to these meetings, and feels the community needs to meet and plan for this area. There needs to be a balance between the community and developers.

Mr. Stan Forrest, 2559 Westwood, said the Master Plan does not require this kind of density, nor a buffer zone. There is no buffer zone going down 25 1/2 Road which is the same edge of this "industrial" property. He asked why there needs to be a transition zone on the north side, but not on the east side (Fall Valley). He was talking about duplexes, rental homes, homes that sell for \$80,000 in an area where homes are \$130,000. F 1/2 Road is unsafe, and now high density development is planned there. It reduces the value of his property.

Mr. Jim Bates, 626 Fletcher Lane, said he was not invited to the neighborhood meetings. He amplified what Ms. Madison said regarding schools. He was also concerned with traffic, and transition. He asked Council for disapproval of this plan.

Gene Taylor, 633 Fletcher Lane, agreed with his neighbors.

Mr. Bob Sour, 2541 Westwood Drive, has lived there for five weeks. He asked Council to keep this area single family dwellings.

Mr. Herb Kiesler, 673 Atchee Lane, said if a precedent is set in the area with attached homes, what stops the two hundred acres to the west from becoming duplexes. Single family attached houses are low income housing in an area that is middle to high income housing.

Mr. Chuck Holmes, 2945 Westwood Drive, agreed with his neighbors. He attended the neighborhood meetings, and was told the developer needed more units. It doesn't fit into the Growth Plan.

Petitioner rebuttal: Ms. Jana Bingham thanked Council for the time expended, and the audience for the input. She stated she had tried to make every effort to notify residents of the neighborhood regarding the neighborhood meetings. She heard from the meetings they wanted single family houses, yet that request was turned down last year.

Mr. Rich Livingston said it is important that the people in this area are comfortable with what is going on. Fall Valley Subdivision was developed prior to the Growth Plan. Westwood Ranch Subdivision does fall within the guidelines of the Growth Plan. The developer was told that certain densities needed to be met due to the growth plans. The project was then designed and developed to meet that criteria. Attached single family (duplex) connotes one ownership of a structure which houses two families. The units proposed are separately owned and sell for around \$100,000 for each half. He asked Council what the density level should be if this request is not approved.

Councilmember Sutherland asked why there are no lot lines on the duplex lots. Mr. Livingston stated the lot line is done administratively once the structure is complete. Mr. Drollinger basically concurred. Councilmember Sutherland asked if that is guaranteed? City Attorney Wilson said in order to guarantee the lot line, it would need to be included in the covenants or noted on the plat. Mr. Livingston concurred.

Councilmember Scott asked why this plan was turned down last year as single family development. Mr., Drollinger said there were concerns related to the design (open space, site design and other elements).

Mayor Terry asked Staff to answer some of the public's questions. She noted there were no comments made by the School District regarding school crowding. Mr. Drollinger said the School District will only provide capacity numbers. He said they were aware of the development and have been asked for comments.

Public Works Manager Mark Relph said the 25 1/2 Road Improvements to the south of F 1/2 Road are contracted with Banner & Associates. Council has budgeted the funds to complete 25 1/2 Road, and construction has already begun. It should be completed by this spring, including the intersection at F 1/2 Road. The bridge currently has a load limit which does not allow heavy vehicles because of the condition of the bridge. Discussions are taking place with Mesa County for reconstruction, but Mesa County won't be able to tackle the reconstruction until next year. The area north of F 1/2 to G Road hopefully will be finished in five years, adding curb, gutter & sidewalk, including a realignment at G Road (take jig out).

Mr. Relph said there are no plans in the 10-year capital improvement plan to improve F 1/2 Road. The intersection of North First Street and F 1/2 Road is not inside the city limits. The City and County have both recognized it as a bad intersection. It is a tough problem with the flume on one side, properties on the other, and a tight corridor with poor site distance. Councilmember Theobald stated that virtually none of F1/2 Road between 25 1/2 Road and 26 Road is inside the city limits. He estimated the current 25 1/2 Road improvements to be completed by May or June, 1998.

Regarding school crossings at Patterson, Mr. Relph said there have been no discussions with the School District about this particular intersection. It has never come up. There is a traffic signal at the intersection with a pedestrian push button control.

Mr. Kamal Zoobi, 671 Uintah Court, said school buses are driving across the bridge. He asked why. Mayor Terry said he should contact the School District or the operators of the buses. He said the City annexes subdivisions, but does not annex the roads.

Councilmember Theobold said that is not the case. Councilmember Sutherland said that once the roads are annexed, they are not taken out of Mesa County, and Mesa County does bear some of the responsibility of improvements of such roads. Mr. Zoobi was opposed to the density that has been approved for that area.

There were no other public comments. The hearing was closed at 10:22 p.m.

Council discussion then took place.

Councilmember Kinsey was concerned with a preconceived notion that any attached dwelling leads to "those types of people" living there. As a previous owner of a duplex, and having lived in a duplex, he could attest that such housing is not necessarily bad. New subdivision residents are opposed to more development, and once they move into an area, they want more development stopped. Councilmember Kinsey said Council has made a commitment to the growth plan in terms of sewer negotiations with Mesa County. The intention is to let urban development take place within the urban boundaries so agricultural land can be preserved outside those boundaries. That means agricultural land which is presently used for agricultural purposes will eventually be developed as residential neighborhoods.

Councilmember Scott felt the proposed numbers of inhabitants (over 300) seems inappropriate for that area with the current roads and conditions.

Councilmember Sutherland said Council is now getting the same comments received in the past from the people in the new subdivisions that were opposed previously. The only way to stop development on neighboring properties is for property owners to buy the property up themselves, or ask the City to buy the properties for open space. The Growth Plan encourages varying housing types and there are areas like that already in town that are very nice. The idea is supported by the community at large. The Growth Plan supports 4 to 7.9 units per acre. Building more housing doesn't attract people. The needs of the people is what creates the market.

Councilmember Enos-Martinez said if Council begins making exceptions to the Master Plan, how far will it go with those exceptions.

Councilmember Theobald said there is a difference between listening and agreeing. He understood what everyone has said on both sides. Council wants to hear what everyone has to say. The Growth Plan points were well taken. The transition plan from an industrial site to single family is sound. He did not think 4.7 units/acre is high density. His only reservation was the road improvements, but they are currently being improved. The quality of homes or builders of homes is not an issue for Council to determine. There are times when a builder's reputation hurts his ability to sell his projects in the community. They are hurting their own case by the variety of quality that is perceived to be in the valley.

Councilmember Payne said one year ago the Fall Valley issue settled for 2.8 units per acre. The last proposal was for 69 single family homes at 3.3 units/acre and was denied because the density wasn't high enough. He felt the petitioner has brought back a plan that is acceptable. He found the neighborhood's desires quite confusing.

Mayor Terry said Council has struggled for the right development in this entire area. She thought the visual impact of duplexes will be better than what is perceived by the neighborhood. Regarding the school issue, she said the answer is either build bigger schools to accommodate growth, or buy up the developer's land so it can't be developed. She felt Council should pursue discussions with Mesa County on the F 1/2 Road issue.

Councilmember Sutherland said duplexes can be appropriate, although he would rather not see them up against the single family homes. He would like to see fewer duplexes in the interior portion of the plan.

Mayor Terry stated it would take a super majority vote (5-2) to grant the appeal and overturn the Planning Commission's decision.

It was moved by Councilmember Sutherland and seconded by Councilmember Payne to deny the appeal and support the Planning Commission denial. Roll call vote was called on the motion with the following result:

AYE: **SCOTT, SUTHERLAND, PAYNE**
NO: **THEOBOLD, ENOS-MARTINEZ, KINSEY, TERRY**

The motion failed.

It was moved by Councilmember Theobold and seconded by Councilmember Enos-Martinez to grant the appeal and approve the plan.

Roll was called on the motion with the following result:

AYE: **ENOS-MARTINEZ, KINSEY, THEOBOLD, TERRY**
NO: **PAYNE, SCOTT, SUTHERLAND**

Although a majority voted in favor (4 to 3), it was insufficient to grant the appeal which requires a super majority.

City Attorney Wilson clarified that the plan is not approved, and the houses will not be built.

Councilmember Sutherland clarified that super majority vote is required to overturn a Planning Commission decision. There was not a super majority vote on this vote.

RECESS

Mayor Terry declared a 10 minute recess at 10:54 p.m. Upon reconvening at 11:04 p.m., all members of Council, along with City Manager Mark Achen, were present.

PUBLIC HEARING - REZONING INDEPENDENCE RANCH SUBDIVISION FILINGS #4-10 FROM RSF-2 TO PR-1.7 - ORDINANCE NO. 3049 REZONING PROPERTY TO BE KNOWN AS INDEPENDENCE RANCH FILINGS #4-10 LOCATED AT THE NORTHEAST CORNER OF 20 1/2 ROAD AND F 3/4 ROAD FROM RSF-2 TO PR 1.7 [FILE #RZP-1997-2041

The applicant requests to rezone 99 acres at the northeast corner of F 3/4 Road and 20 1/2 Road from RSF-2 to PR-1.7. A preliminary plan approved by the Planning Commission at their

February 3, 1998 hearing pending the outcome of this rezone request, proposes 152 lots in this seven phase subdivision. Staff recommends approval.

A public hearing was held after proper notice. Mr. Hans Brutsche, 559 20 1/2 Road, is the petitioner for Independence Ranch. The plan would consist of 150 single lots on 99 acres, with 1.55 units/acre overall density, which is below the anticipated buildout in the Growth Plan. Open space in the area is some of the rarest wildlife area in Colorado. The plan consists of approximately 4.5 acres of developed open space which runs through the center of the development and allows access from Filings 1-3 through Filings 4 and 10 via a concrete trail, soccer field and other play apparatus. There will be other passive trails with viewing blinds for the wildlife. He requested a TCP credit for the construction of acceleration and deceleration lanes.

Councilmember Payne asked Mr. Brutsche if he agreed with the conditions of approval given by the Planning Commission. Mr. Brutsche answered yes.

Mayor Terry asked about the amount of active open space. Mr. Brutsche said there are five acres in these filings with a total of 8 acres in all filings. In the first three filings, a full-length basketball court and playground apparatus is being built, with park benches and picnic tables. A soccer field and walking path will be constructed in the last portion of the active recreation area.

Mayor Terry asked about the inactive open space. Mr. Brutsche explained the wildlife agency did not want a great deal of intrusion because of the multitude of wildlife in the area. He said the viewing lines separates humans from wildlife, and no pets will be allowed.

Bill Nebeker, Community Development Department, reviewed this item and gave history of the parcel. The parcel was annexed in

1996 as part of the Stassen Farm property. It was zoned RSF-2 at the time because there was no plan. The petitioner's request is a down zone to a density of approximately 1.5 units/acre overall. It is appropriate due to the open space. The density of 1.7 is within 20% of the minimum requirement. The rezone conforms with Section 4-4-4 of the Zoning & Development Code. Regarding the TCP credit, Mr. Nebeker explained the Code allows credit if there are abutting rights-of-ways which need improvement. Credit is given for only the portion that is being improved. There is only a very small portion of 20 1/2 Road being improved, however CDOT is requiring two deceleration lanes at 20 1/2 Road and Broadway. He thought it was appropriate to apply a credit to those improvements even though they are not directly adjacent to this development as they will be a benefit to the entire area.

The TCP (Transportation Capacity Payment) is \$500/single family home. City Manager Achen asked if a recommendation has come from the Public Works Department regarding the TCP. Mr. Nebeker answered no. Mark Relph, Public Works Manager, said the acceleration/deceleration lanes are not in the city limits. if they were in the City, the TCP would definitely be applied as a credit.

Mayor Terry noted the requirements listed in #4 indicates traffic calming measures may be required, and was somewhat vague. Mr. Nebeker stated Ken Simms, Mesa County Traffic Services, was concerned that Roundup Drive (the straight shot) may have problems with through traffic when it goes through to Country Meadows to the west. Once the subdivision begins to develop, they will have a better idea of what is actually required. This gives an opportunity to further evaluate later in the development.

Mayor Terry asked about #6, and the deed restriction at the last phase instead of the first phase. Mr. Nebeker said the boundary will be determined as each filing is platted. Boundaries may change slightly.

Mayor Terry asked if there is a way to prevent impact that could occur prior to the last platting. City Attorney Wilson said the land owner is required to post the property. The Division of

Wildlife can then write citations. Mr. Brutsche said there is a fine line to be drawn. The goal of the Division of Wildlife is to allow access to public properties. This abuts Walker Wildlife which is a heavily used area. If there is overuse or misuse of the area, then Mr. Brutsche will work in conjunction with the Division of Wildlife to develop a program.

There were no public comments. The hearing was closed at 11:21 p.m.

Upon motion by Councilmember Theobold, seconded by Councilmember Payne and carried by a roll call vote, Ordinance No. 3049 was adopted on second reading, and ordered published.

PUBLIC HEARING - REZONING PROPERTY AT 2708 PATTERSON ROAD FROM RSF-8 TO B-1 - ORDINANCE NO. 3050 REZONING PROPERTY FOR A FUNERAL HOME LOCATED AT 2708 PATTERSON ROAD FROM RSF-8 TO B-1 AS AMENDED [FILE #RZ-1998-0151]

The applicant requests to rezone the parcel at 2708 Patterson Road from RSF-8 to B-1 to allow the operation of a Funeral Home. The owners and operators of the business will live on site in a business residence. Only slight modifications to meet the building code and landscaping requirements of the Zoning & Development Code are proposed for the site. The Growth Plan supports a commercial use at this location. Staff recommends approval with conditions.

A public hearing was held after proper notice.

Petitioner Mr. Kevin Laquey, 2708 Patterson Road, gave his reasons for choosing this site as his residence. He was looking for a low-cost design for a professional funeral business. He selected this site which could be used as a funeral home and virtually leave untouched any of the inside or surrounding structures. The location was a perfect site and fit in the City's Growth Plan. The proposal includes an instructional school with a maximum of 10 students per class. He would provide services to the community for indigent cases, free ceremonies, etc. Students would be allowed to sit in with families during funeral arrangements.

Mr. Laquey said the schooling will be conducted in the evening. There will also be a combination of apprentice schooling and on the job training. It is standard nationwide.

Mayor Terry said from reading the Planning Commission minutes there would no services on site. Mr. Laquey said he is a professor and third generation funeral director. Using his knowledge of the business, he has designed the business so the consumer can benefit. His services are approximately half the cost of other mortuaries. He will use churches for services, resulting in less overhead. He also provides in-home funeral arrangements (house calls), as some people are more comfortable making arrangements in their own home. This was done years ago before the conversion from the funeral parlor, to the mortuary, to the funeral home. He plans to operate efficiently for the consumer benefit.

Mayor Terry asked if the site has the capability of housing services? Mr. Laquey said there are buildings on site that could be converted. It is a one acre facility. He plans to operate mainly in churches. Mr. Laquey said the ten students would attend classes over a 4 month time period on a 24-hour basis.

Mayor Terry asked if overflow parking was intended to be on a grassy area on the property. Mr. Laquey said yes, if necessary. There is also an exchange agreement for parking with the church at 12th and Patterson, so parking requirements are being met.

Mr. Nebeker, Community Development Department, reviewed this item. He clarified that parking is not allowed on the grass. The parking calculation showed it was adequate in existing paved areas. If more activity is generated, then some grassy areas could be converted to parking lots, although Staff prefers not to have them paved if not needed. The petitioner could lease more spaces with the neighboring Bookcliff Baptist Church.

Mayor Terry asked if landscaping will be required if there is a conversion to additional parking. Mr. Nebeker said yes. Regarding landscaping, a five-foot buffer strip between the existing parking area and the sidewalk has been required.

Mayor Terry asked what process would be required if the petitioner wanted to add a chapel or other improvements at a later date. Mr. Nebeker said a site plan review process for any conversion of buildings. It could also be a change in use process. Either process would be administrative only.

Mayor Terry asked about any egress restrictions on the property. Mr. Nebeker said there are none. The driveway closest to the intersection is a right turn only, but is not used very often. A condition could be placed for right turn only. Mr. Laquey said the driveway being discussed won't be used as there is a closed gate there.

There were no public comments. The hearing was closed at 11:40 p.m.

Mayor Terry was concerned about the future impact of a rezone. If approved, she suggested making turning restrictions on both driveways.

Councilmember Kinsey suggested extending the median in order to limit the turning there. Mayor Terry said it would cause a stacking problem of cars into the left turn lane.

Public Works Manager Mark Relph said the median was bulbed out and widened which actually reduced the amount of stacking allowed in the left turn lane. That bulb was cut out to allow an increase in stacking in the center turn lane. He said medians will be used in the future for Patterson Road at such intersections as this. City Manager Achen said previous Councils have been critical of medians on Patterson Road.

City Attorney Wilson suggested amending the ordinance by noting now in the ordinance to reduce payment for loss of access in the future with the language "rezone subject to no left turns based on then existing traffic conditions."

Upon motion by Councilmember Kinsey, seconded by Councilmember Scott and carried by a roll call vote, Ordinance No. 3050 was adopted as amended on second reading, and ordered published.

EXECUTIVE SESSION to Discuss Sales Tax Collection Litigation

This item was canceled.

ADJOURNMENT

Upon motion by Councilmember Theobald, seconded by Councilmember Enos-Martinez and carried, the meeting was adjourned at 11:47 p.m.

Stephanie Nye, CMC/AAE
City Clerk

Comments & Questions Regarding the Sale of Lilac Park.

Submitted to the Grand Junction City Council meeting March 4, 1998

By
Jim C. Standard, Ph.D.

I Introduction

The approach to the city should be as attractive as possible with numerous open green grassy spaces, trees and shrubs forming a green belt along the road side.

The city is to be commended for their effort to beautify the southern 5th street approach, the I 70 Bypass, and the Redlands approaches to the city. The western approach to the city via Hwy 6 & North Ave. should also be included with the above.

Lilac Park is a good start of a green belt with 900 ft. of grass, trees, and shrubs that have been growing for 28 years. It should be kept, not sold of for another car park

The city owns about 700ft. of land west of Lilac Park. It is now an alkali flat and weed patch; cut by a highway on ramp. This area could extend the Lilac Park green belt another 500 ft.

II Summary

At the time the decision was made by the city council to sell Lilac Park there was a near total lack of basic data upon which to make a reasonable judgement about the sale of Lilac Park.

The **first and only map** of Lilac Park only became available day before yesterday.

It is requested that the decision to sell Lilac Park, by putting it to a public vote, be recended and that the decision to sell the park be reconsidered in a few months time. This will give more time to study the map and other data that may become available

Let's have a cooling off period so more discussions on the sale of the park can be undertaken, especially with members of the public. After all the city has only had the deed to the park for less than 3 months.

Some possible reasons for the lack of facilities, such as parking area, picnic tables, etc, at Lilac Park may be because :

- 1) Mesa county may not have known they owned the land ;
it had been 50 years since they bought it and staff members change in that period of time.

- 2) The Colorado State Department of Transport may have assumed they owned the land and gave a lease to the City of Grand Junction for a park. (CODT number CO 8-006-22)
They may also have given an easement access to either the City of Grand Junction, Ed Bozarth Chevrolet, or its predecessor Shellabarger Chevrolet, for its driveway.
- 3) The City of Grand Junction may have thought that the Colorado Department of Transport owned it because they received a lease from them.

III Council vote of February 18, 1998

A vote of 7 to 0 by elected city officials show that all council members wanted to sell Lilac Park, but they couldn't because of the City Charter, which states that park lands cannot be sold without the vote of the people, stopped them.

The article in the Daily Sentinel on 2/19/98 verifies this by stating "City hikes proposed price for park sale".

This may be a good political move because it removes an elected city official from any blame or responsibility for selling a city park. However this is a bad move for the city of Grand Junction because a very small portion of the cities total population, probably less than 20% will even bother to vote. A few hundred votes may sell a valuable city park which is then gone forever. The sale could have been stopped at city council level.

As recently as last week I was told there was no map of Lilac Park, it did not exist. So here we have a case of the city council agreeing to sell a piece of property that they don't even have a map of, or know the dimensions.

What is the urgency? Why does the city council want to get rid of Lilac Park so quickly? I don't know why the City is hell bent on wanting to get rid of Lilac Park, I do know you don't have to rubber stamp every thing that is put before you by the City.

In my letter to the Editor of 2/26/98 I stated that the City Council showed a unanimous lack of back bone by not standing up to powerful vested interest groups. I should have said powerful vested interest groups AND City Hall.

IV History

Past history shows that city council members have the power to stop the sale of city park land at council level, without having to go to a public vote.

For example:

- 1) Whitman Park was to be used for new Police & Fire Department Headquarters in the 1960's.
- 2) Numerous requests from businesses to sell parts of Lincoln Park bordering onto North Avenue. This took place over a number of years.
- 3) Two attempts by Mesa State College to buy the football field and other parts of Lincoln Park. In the 1980's and 1990's

None of the above requests to sell city parklands were even put to a public vote. They were all killed at city council level.

Why then was the request by Ed Bozarth Chevrolet to buy Lilac Park not treated in the very same way?

V Parks & Recreation

Why was the City Parks & Recreation Department not ask to submit a report on Lilac Park before it was considered for sale?

They have been maintaining Lilac Park for the last 28 years and know it better than any one else.

VI Access

A survey map of the Ed Bozarth Chevrolet property by Western Engineers Inc. dated 9/3/93 is lodged at the county surveyor's office. A modified portion of this map is attached (see Fig. 2), it shows a "Private access" road cutting across the west end of Lilac Park adjacent to Ed Bozarth Chevrolet land.

I can find no record of "a private access" in any city or county records.

In fact I can find no record of any right-of-way or access to the northern part of the Ed Bozarth Chevrolet property at all, in either the county or city records.

No one I talked to at City Hall or Mesa County would or could provide me with a book & page number of a right-of-way or access to the northern boundary of Ed Bozarth Chevrolet property. If a Northern access easement or right-of-way was issued to a previous owner for the northern boundary, as it was from the south (book 1262, page 270), it was probably 25 or 30 feet wide. The present Ed Bozarth Chevrolet driveway is much wider than this, it is about 100 feet wide where it joins North Avenue.

It is possible that an access easement was issued by the Colorado Department of Transportation during the time they had a right-of-way leases from Mesa County. If such an easement did exist it would possibly become invalid when the property was transferred from Mesa County to the City of Grand Junction. Maybe this is the reason for city halls big hurry to sell Lilac Park.

Notice on Fig. 4 that Ed Bozarth Chevrolet existing driveway is on a portion of the land that the City of Grand Junction is including in the sale.

Unless the access driveway to Ed Bozarth Chevrolet is "Grandfather in", there is a possibility that they do not have a legal access to there land. I do not know if this is so or not & I do not have an answer to this question.

This might possibly be the reason for the 4 year effort by Ed Bozarth Chevrolet to buy Lilac Park; as well as their desire to get more land to park cars on.

The original May 4, 1939 deed to Mesa County (Book 391, page 12). is for a much larger parcel of land than Lilac Park. All of this land is included in the December 10 1997 transfer from Mesa County to the City of Grand Junction (Book 2385 Page 552-553-554). The 1939 deed calls for an access on to a yet to be built highway, about 500 feet west of the Bozarth driveway. This access was never built.

I don't for one minute want to reduce the size of the existing driveway to Ed Bozarth Chevrolet by one inch, but on the other hand I don't want to sell one inch of Lilac Park to increase the size of Ed Bozarth Chevrolet driveway, or its car park.

There appears to have been a misconception for many years by the City Engineers and Planning departments that Lilac Park was owned by the Colorado Department of Transport since they are the ones that gave the city a lease on Lilac Park (Lease No. C08-006-22 dated 7/14/1970).

This may explain the near total neglect of the park, when compared to Canyon View Park, by the city and the lack of any public parking or development. Even the Lilac bushes were planted by a local garden club in the 1960s.

The extreme haste by the City to get rid of Lilac Park may be an attempt to cover up (get rid of) past mistakes or bad judgments.

VII The Daily Sentinel article 2/19/1998

Why is the city trying to limit the field of potential buyers for Lilac Park and to keep the prices low?

Quote, "A 25% good faith deposit will be required from bidders in an effort to keep the price of the property from being artificially inflated".

One would think that the city would try to get as much money as possible, inflated or not, from the sale of Lilac Park and not trying to save money for Ed Bozarth Chevrolet or other buyers.

Why are city officials trying to discourage potential buyers by saying, "It is unlikely a large number of bidders for the property will materialize because of lack of access to Lilac Park". This just is not true, there is a level paved road access to the west side of Lilac Park.

If the money from the sale of Lilac Park is going to be used in other parks or to buy other parkland I'm afraid that the expected return of \$250,000 to \$350,000 will not go very far in building a new park.

The maintenance cost at Lilac Park is extremely low; the park is well-established with nearly 30 years of growth on the trees and shrubs. It is far better to keep this little patch of greenery in a very drab urban surrounding than it is to sell it and use the money else where on other parks.

VIII Further use of Lilac Park

Lilac Park is a valuable asset to the City of Grand Junction and should not be sold. Lilacs are among the loveliest of all flowering shrubs and they are almost the only ones that will grow in the harsh desert climate and highly alkaline soils of the Grand Valley.

Almost all Lilacs grown here are the common Lilac (*Syringa vulgaris*). There are 20 different species of Lilacs most of which will probably grow here, but are seldom planted.

The soils at Lilac Park are among the worst in the valley and the hills, both North and South, of the park are covered the year around with a white alkali coating. Even in this very difficult location Lilac bushes have grown for nearly 30 years.

Lilac Park offers an ideal location where all the different lilac species and the hundreds of different cultivars could be grown in a "Lilac test garden" to see which ones would grow best here.

It would not only beautify an extremely drab area in the western approach to the City, but it would also be a place where citizens of both Grand Junction and Mesa county could come and learn what types of Lilacs they could grow in there own gardens.

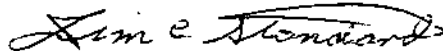
The park is not used very much now because there is no place to park. Adding a few parking bays and a picnic table at the west end of the park could change this. The price of these additions would probably be less than the cost of a special City Election. Not all citizens are interested in playing or watching sports. Some of us enjoy trees and greenery and flowering shrubs.

Quoting from the Rubaiyat of Omar Khayym, I would ask:

I wonder what the winemaker (read city) bought
that was half so precious as that which he sold?

Please keep Lilac Park.

Respectfully submitted



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Phone # 970-256-9848

STATEMENT TO GRAND JUNCTION CITY COUNCIL
REGARDING WESTWOOD RANCH SUBDIVISION
RZP - 1998- 012

MARCH 4, 1998

I am Robert Leachman at 627 Braemar Circle, about ½ mile east of the proposed development. I expressed my opposition to Westwood Ranch 3 other times: February 4, 1997 to the City Planning Commission, June 4, 1997 to the City Council and February 4, 1998 to the City Planning Commission. I was also opposed to the Fall Valley subdivision under construction now. I won't repeat all the comments I have made regarding both Fall Valley and Westwood Ranch, but most of my comments are still valid. I am giving you copies of my previous comments regarding Westwood Ranch to make sure they are part of the public record. My neighbors and myself have had to watch 8 re-zones in this area, and to date the only relief we are getting is extension of 25 ½ Road. With that exception, neither the City nor developers have done anything to offset the loss of open space and the increase of traffic that has occurred. I disagree with the planning staff conclusion that the infrastructure is adequate to handle more growth; I believe some changes are needed to bring the infrastructure up to standards that will tolerate the growth the City has promoted in this area for the past 5 years. Consequently, I will remain opposed to any further re-zoning in the area of 25 ½ an F ½ until the following are constructed:

- a) Complete the extension of 25 ½ from Patterson to F ½.
- b) Widen F ½ Road its entire length from 25 Road to 26 road to current highway standards, with bike lanes and sidewalks.
- c) The City buy the land proposed for Westwood Ranch and develop a public park.
- d) Construct a pedestrian overpass over Patterson Road at 25 ½ Road to allow safe crossing by school children.
- e) Pave Braemar Circle, the dirt road in front of my house.

I would also like to state that it is impossible for me to accept any more proposals by Mr. John Davis. It is my understanding that Mr. Davis is responsible for placing the trailer and modular home at the intersection of 1st Street and Independent Avenue. These two buildings do not complement the surrounding neighborhood, yet I am supposed to accept what Mr. Davis is now proposing for Westwood Ranch as being an asset to my neighborhood? No thanks.

Thank you for considering my comments.



Robert Leachman
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