

GRAND JUNCTION PLANNING COMMISSION

Wednesday - December 29, 1971 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Don Warner, Robert Engelke, Richard Gray, Tom Brimhall, Jim Patty, Tom Arnold, Mr. and Mrs. John Rothhaupt, Richard Skaer, Bailey Arant, Z. J. McMahan Ken Phillips, Kelly McSpadden, Mrs. George Tatum, Mrs. Barbara Smith and Mr. Diehl.

I. MINUTES APPROVED

The minutes of the November 24th meeting were approved as corrected.

II. PUBLIC HEARING - REQUEST FOR CONDITIONAL USE 1.7 (MOBILE HOME SUBDIVISION) TABLED UNTIL JANUARY 12TH MEETING

Tom Brimhall, Director of Cottonwood Meadows Mobile Home Estates, explained the proposed Cottonwood Meadows Mobile Home Estates, Second Addition. (Southwest Corner of 28 1/2 Rd. and Orchard Avenue). Jim Patty, Architect, NHPQ, was also present. Mr. Brimhall explained the proposed items in this subdivision area as follows:

50' right of way for streets, 2-car off-street parking, open parking space for camper trailers, boats, etc., buried cables for utilities (100 amp electrical service for each mobile home), all lawns will be planted, minimum size of mobile home will be 600 sq. ft. of living space, no non-operable vehicles, 10' X 10' size limit storage building, and all trailers will be skirted. Mr. Brimhall also explained the need for this Mobile Home Subdivision from a recent survey that he made, stating figures of mobile homes to be purchased, etc.

Restrictive covenants of this mobile home subdivision are on file with each deed of this subdivision.

Mrs. John Rothhaupt, 2832 Orchard Avenue, stated that the 6' fence that was proposed in the First Addition had not been erected and they were facing the back of trailers that were not skirted. She asked if this fence could be slatted for screening.

Don Warner stated that Mrs. Rothhaupt's house was north of the First Addition and these comments pertain to the previous addition, not the proposed.

Tom Brimhall explained that the slats could be removed by children and a living fence would be more sensible, economical and attractive. Mr. Richard Skaer, 2830 1/2 Texas, teacher at Bookcliff Junior High, asked if these trailers were occupied by owners or if they were rentals, and if they are rentals, is there some way to stop this. He was told that a mobile home subdivision is the same as any residential subdivision regarding ownership and rentals.

Mr. Bailey Arant, 2858 Orchard Avenue, stated that this subdivision would make possible the need of larger schools and said that everyone throws trash in the drainage ditch. Mr. Brimhall had made a survey of Cottonwood Meadows. There are 34 children between the ages of 6 and 18. The drainage ditch along 28 1/2 Road will be piped this spring.

Mr. John Rothhaupt questioned the right of way of 28 1/2 Road. Don Warner said it is 60' wide.

Don Warner stated that Mr. Robert Wilson, 2856 Orchard Avenue, had been into the office and was concerned about the traffic impact on Orchard Avenue. Orchard Avenue is too narrow for increased traffic with children walking or riding bikes to and from school.

Mr. Z. P. McMahan, 509 28 1/2 Road, objected to trailer parks in general. He said density was his worry and trailer parks tend to decrease the property values in the surrounding area. Mr. Brimhall stated the property value South of Cottonwood Meadows across Elm Avenue had increased. Fruitvale Sanitation has told Mr. Brimhall they can handle 5000 home hookups and at present have only 1500. Many residential areas have the same density.

Ken Phillips, 529 28 1/2 Road, was also concerned with the surrounding property values. Mr. McMahan asked the Commission to consider the extent that a trailer park or subdivision could expand.

Kelly McSpadden, 2848 Mesa Avenue, stated there will be trailers on three sides of his property if this proposed subdivision is allowed. The expense of paving streets and construction of sidewalks and curbs and gutters were his concern.

Don Warner stated that the ditch on 28 1/2 Road will have to be piped south to Mesa Avenue and paid by Mr. Brimhall. Paving would be paid by everyone if a paving district were formed.

Mr. Brimhall stated that he had verbally agreed with Mr. McSpadden to sell 30' to Mr. McSpadden.

Mrs. George Tatum, 2850 Orchard Avenue, asked if the open storage area were to be screened. Answer - yes.

Mrs. Barbara Smith, 2854 Orchard Avenue, was concerned with the dogs and dead rabbits causing problems in the existing trailer subdivision. This problem will be checked by the City departments and Tom Brimhall.

Mr. Diehl was concerned with the sewer line being large enough to accommodate this development. Don Warner said the sewer line can service this area.

Mr. McSpadden asked who would control these lots when sold. Restrictive covenants are filed with all deeds and would apply with each purchase.

Levi Jucero stated he thinks the density will be too high for this area. He is sure this will depreciate the value of property in this area. Levi Lucero abstained from this discussion as a Planning Commission Member as he owns property in this area.

Blake Chambliss stated although he does not like trailer homes, Mr. Brimhall has done a good job with the existing trailer subdivisions. Blake Chambliss made a motion to approve the request for Conditional Use with conditions: A more acceptable 6' screen fence along the North boundary; the street names as mentioned on the proposed plat be changed; and the density be checked regarding R-1-D Zoning. This motion died for lack of a second. Ray Paruch requested that Tom Brimhall bring the 4' chain link fence on the existing mobile home subdivision up to 6' screen fence.

Blake Chambliss made a motion to approve the request for a Conditional Use 1.7 (Mobile Home Subdivision) in an R-1-D (One-Family Residence) Zone on approximately 10 acres on the Southwest Corner of 28 1/2 Road and Orchard Avenue, with the conditions that shrubs will be planted or screening erected and a fence installed so there will be 6' screening when the subdivision is completed. Motion not seconded.

Blake Chambliss made a motion to table this action. Tom Brimhall asked that an answer be given today if possible as time is of the essence. The motion was seconded by Ray Paruch and roll call vote was taken: Blake Chambliss, Ray Paruch and Betty Russell voting yes, Dick Youngerman and Dick Stranger voting no. Levi Lucero abstained from voting. The motion passed.

Ray Paruch made a motion the Commission set a special meeting for January 12, 1972, for the consideration of this tabled item. Blake Chambliss seconded the motion and it passed.

III. PRELIMINARY PLAT SUBDIVISION FOR W. H. BUTTOLPH RECOMMENDED TO CITY COUNCIL

A preliminary plat of a subdivision for W. H. Buttolph at 28 1/2 and Elm Avenue was considered. This area is across Elm Avenue from Cottonwood Meadows. Four-plexes are planned in this R-2-A Zone. It was noted that the lot in the Northwest corner would be slightly under 12,000 sq. ft. but the Planning Commission agreed that a four-plex could be built on this lot as it was a better layout than when it contained the 12,000 sq. ft.

Richard Stranger made a motion the Preliminary Plat of a subdivision for W. H. Buttolph at 28 1/2 Road and Elm Avenue be recommended to City Council for approval contingent on approval from all utility companies as described. Richard Youngerman seconded the motion and it passed unanimously.

IV. STATE LAW REGARDING AMERICAN MOBILE HOME ASSN. TO BE DISCUSSED AT NEXT MEETING

Bob Engelke stated the American Mobile Home Assn. has presented to the Legislature a proposed state law which will be discussed at the next meeting.

V. RECOMMEND TO COUNCIL THE APPROVAL OF OPENING OF MULBERRY STREET FOR STATE HIGHWAY PLANS FOR HIGHWAY 340 ACCESS TO REDLANDS AREA

Tom Arnold of State Highway Department asked the Commission for a decision regarding the Highway 340 access to Redlands area. After considerable discussion, Blake Chambliss moved that the Commission recommend to Council to approve the State Highway plans to open Mulberry Street and that West Grand Avenue to Crosby Road should be opened. Levi Lucero seconded the motion and it passed unanimously.

VI. PLANNED BUSINESS ZONE TO BE ADVERTISED

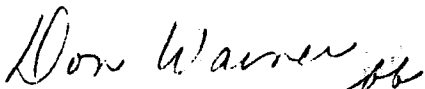
Richard Stranger moved and Ray Paruch seconded the Proposed Planned Business Zone be advertised for hearing. Motion passed.

VII. REZONING ITEMS DISCUSSED

Two items were discussed regarding rezoning: Lots 14 and 15, Block 1, Arcadia Village, rezoning from R-2 to C-1 Zone, (23rd and Bunting), and 330' North of North Avenue between 28 1/2 to 28 3/4 Roads from R-1-C to C-1 Zone. These items will be advertised for hearing later.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director