

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - January 12, 1972 - 8:00 A. M.

CIVIC AUDITORIUM - CITY HALL

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

OTHERS PRESENT: Don Warner, Robert Engelke and Richard Gray of City Staff, and Tom Brimhall, Kelly McSpadden, Karl Sigwart Ed Hensley, W. E. Matsun, Marion Crenshaw, Agnus Rothhaupt, Kern Talbott, Dick Kimball, Mr. Wilson, Bud Johnson, Cliff Mays and Terry Farina.

I. MINUTES APPROVED

The minutes of the December 29th meeting were approved.

II. COTTONWOOD MEADOWS MOBILE HOME ESTATES, SECOND ADDITION, REQUEST FOR CONDITIONAL USE APPROVED

Chairman Betty Russell read an 83 signature petition from resident of the City who asked that this request be denied for the reasons that the increased density will overly burden existing sewage water and street traffic facilities causing extra expense and property depreciation to present residents. This petition was presented to the Commission by Kelly McSpadden, 2848 Mesa Avenue (Petition on file in Planning Office). Mr. McSpadden was told that the existing sewage and water facilities were adequate for this area and the only street possibly undersized is Orchard Avenue.

Karl Sigwart, Ed Hensley and W. E. Matsun all felt that this subdivision would be a credit to the community.

Mr. McSpadden asked that the mobile homes not congregate in such a large area and only one area. Dick Kimball stated that there were no other sites in the County for mobile home parking. Kern Talbott stated there was a definite need for a park or subdivision for mobile homes. There is no place in town for them to park. Mr. Wilson of Surplus City also said there is a great necessity for this subdivision and he thinks Cottonwood Meadows is a very nice subdivision. Bud Johnson who lives in Cottonwood Meadows and is retired, stated he thinks the Commission should remember that trailer homes make adequate homes for retired people.

Ray Paruch stated that he had driven around Cottonwood Meadows several times and he knows the mobile home industry is here to stay and believes the only necessary item left for Mr. Brimhall to complete is the landscaping (plantings along the drainage ditch would break the trailer court aspect). He believes there is a need for more mobile home subdivisions such as this, but would vote no because of the objections from residents of the area.

Don Warner submitted a letter that was written by him to Mr. John Rothhaupt, March 22, 1971, regarding a discussion with Tom Brimhall and Stan Anderson of Valley Federal Savings and Loan. These gentlemen both told Don Warner that they intended to put a 6' chain link fence with slats thru it for screening along the North line of the Cottonwood Meadows First Addition area just South of Indian Wash. Mr. Warner mentioned that he believed today's controversy had arisen because of failure to build this fence as agreed. Tom Brimhall said that this area will be planted soon and trailer subdivision will be screened from the area across Indian Wash.

Blake Chambliss stated that his concern was in regard to density build-up. The adjacent residential zone, R-1-D, density is lot area minimum 6,000 sq. ft. and this subdivision shows no lot this large. Don Warner said the Mobile Home Subdivision square footage definition in the Zoning Ordinance states a minimum of 3,000 sq. ft. in area. Bob Engelke said the density of this subdivision has been checked and the density is under 8 units per acre.

Mr. Engelke also stated the County Planning has encouraged all subdivisions be built in areas where the services are available.

Richard Stranger stated the mobile home problems have been hashed over and the need for courts or subdivisions is shown and also he has no objections to prior Cottonwood Meadows Subdivisions. Under the present plans and ordinances, the Commission cannot say the mobile home subdivision is not needed, has not been developed nor that the developer of Cottonwood Meadows has not done properly in the past. Mr. Cliff Mays, 2834 Texas, stated he is against the proposed mobile home subdivision as there is a housing development being planned and he is afraid it will not go thru if this subdivision is allowed.

Ray Paruch said that he would later reconsider his no vote, and that his position may change, but now he is objecting to the bareness and void on the North side of Cottonwood Meadows. Dick Stranger made a motion that the Commission approve the request for 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,

The North One Half of the Northeast One Quarter of the Northeast One Quarter of the Southwest One Quarter, Section 7, T1S, R1E, Ute Meridian, and all of Block 1, Tula First Addition, except Lot 9 and the East 27.88 feet of Lot 10, with the conditions that a 6' chain link fence be erected along the North side of the proposed subdivision (Indian Wash Area) and that it be screened with umbrella willow trees and evergreen trees and the 4' portion of fence that was erected on the North side of Cottonwood Meadows, First Addition, be brought to 6' minimum with the screening of umbrella willow trees and evergreen trees, also the ditch on 28 1/2 Road from Orchard Avenue to Mesa Avenue, is to be piped at Tom Brimhall's expense, also the open storage area for campers, boats, etc., is to be screened and this

Planning Commission approval be contingent on approval from all utility companies. Dick Youngerman seconded the motion. Kelly McSpadden asked if the Commission had considered the petition. Terry Farina stated that he used to live on Orchard Avenue and he did not believe there were 83 people bordering this proposed subdivision. Certain items on the petition have been met but this is the reason some people signed this petition.

Roll call vote was taken: Blake Chambliss, and Ray Paruch voting no. Dick Stranger, Dick Youngerman and Betty Russell voting yes. Betty Russell stated that she was considering the need for this subdivision but in the future she thinks the size of mobile home subdivision should be considered. The motion passed.

Blake Chambliss made a motion that the Conditional Uses 1.7 Mobile Home Subdivision and 4.9 Mobile Home Park be stricken from the City Zoning Ordinance and requests for mobile home subdivisions or parks be considered under the Planned Development Zone only. PD M is already listed as a type of Planned Development. Dick Stranger seconded the motion and it passed unanimously. This change in zoning text will be advertised for public hearing.

III. TWO DAY SCHEDULED WORKSHOP SET FOR MARCH 10 & 11

Blake Chambliss and Richard Stranger, Committee appointed to set the plans for a two-day scheduled workshop for the review of the zoning map and to face the problems of zoning, etc., reported to the Commission. Blake Chambliss explained the proposed schedule. Suggested days - March 10th and 11th. The staff is to check with Mesa Lakes Resort as to accommodations for this meeting. Invitations are to be extended to resource people and the City Council members.

IV. PROPOSED STATE LAW REGARDING AMERICAN MOBILE HOME ASSN. DISCUSSED

Bob Engelke read a letter he had sent to Tilman Bishop in regard to the state law proposed by the American Mobile Home Assn. After considerable discussion, Blake Chambliss made a motion the Commission endorse the letter in concept and have it distributed. Dick Youngerman seconded the motion and it passed.

V. STATUS OF WEST GRAND AVENUE

Chairman Betty Russell asked the City Staff the status of West Grand Avenue in view of the State Highway plans for Highway 340 access to the Redlands area. Don Warner stated that he and Richard Gray had talked with Dick Prosenice of the State Highway and had told Mr. Prosenice if the State Highway could not include the expense of the opening of West Grand Avenue to Crosby Road in their project, the City would open the street.

VI. REQUEST COMMISSION'S VIEW OF ZONING AT 23RD AND BUNTING

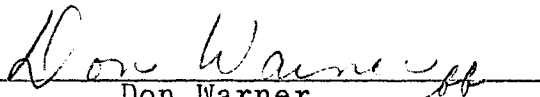
Don Warner explained the situation of the property, Lots 14 and 15, Arcadia Village, on the West side of 23rd and Bunting Avenue. This property had been rezoned from R-2 to Commercial a few years ago, on a request for further development of the motel. At that time, a fence at the cul-de-sac at 22nd Street was proposed to keep commercial traffic out of the residential area. Access to and from this property is the problem. It was the consensus of the Commission that the owner should request R-2-A Bulk Development for this area.

VII. STREET NAMED - 24TH COURT

There will be a street running North-South in line with 24th Street running North from the Freeway and stopping short of Grand Avenue. This street will have a cul-de-sac on the North end. The street will be named 24th Court.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director