PLANNING COMMISSION

HEARING

September 19, 2019
6:00 P.M.

544 Rood Avenue
Grand Junction, Co.
Date: Thursday, September 19, 2019  
Time: 6:00 p.m.  
Place: Mesa County Public Hearing Room, 544 Rood Avenue, 2nd Floor, Grand Junction, Colorado. Please use the 6th Street entrance.

The following items will be presented at this public hearing of the Mesa County Planning Commission for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Mesa County Board of County Commissioners. If you have an interest in an item on the Agenda, the date and time of the County Commissioners’ hearing is listed after each agenda item. Your appearance at both hearings is important and encouraged.

The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers, not a popularity contest. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

An “11:00 Rule” will be enforced. This rule does not allow new agenda items to be heard after 11:00 p.m.

NOTE: Copies of Staff Reports for Hearing Items are available on the back table within the hearing room.

A. CALL TO ORDER  
B. PLEDGE OF ALLEGIANCE  
C. APPROVAL OF MINUTES  
   August 15, 2019  
D. AMENDMENTS TO THE AGENDA  
E. ANNOUNCEMENTS AND/OR PRESENTATIONS – Presentation of Plaques to George Skiff and Ron Wriston  
F. CONTINUED ITEMS: None  

END OF CONTINUED ITEMS

G. WITHDRAWN ITEMS: None  

END OF WITHDRAWN ITEMS
H. CONSENT AGENDA ITEMS: None

Items placed on the Consent Agenda allow the Planning Commission to spend its time on the more complex items. These items are generally not perceived as controversial and can be approved by a single motion. The petitioners and staff are in agreement on all of the recommendations on these projects. The Planning Commission will pass these items to the Mesa County Commissioners, subject to staff and review agency comments. Anyone from the public or the Planning Commission may ask that an item be removed from the Consent Agenda for individual consideration at tonight’s hearing.

NOTICE: If an applicant agrees to have a project placed on the Consent Agenda for the Planning Commission, and it is approved on that Agenda, the project will be forwarded to the Mesa County Commissioner’s Consent Agenda. If an applicant decides to remove the item from the Board’s Consent Agenda, the project will be referred back to the Planning Commission and rescheduled for a new hearing date.

END OF CONSENT ITEMS

I. HEARING ITEMS:

PRESENTATION RULES: Due to the volume of items to be heard the follow restrictions may be applied to help expedite the hearing process:

a) Where practical, presentations by staff and petitioners will be limited to 15 minutes or less. Petitioners are asked to not repeat presentation information that the staff has correctly presented. Please address the clarification to the staff’s presentation, new information or new developments to the project, and the staff and agency review comments and recommendations.

b) Responses in favor or in opposition to the proposal will be limited to approximately 3 minutes each. We prefer only new information to be presented. A single speaker may be selected on behalf of organized groups.

1. 2019-0146 HL MOON FARM HISTORIC LANDMARK DESIGNATION

Property Owner(s): Moon Family LLC
Representative(s): Jannae Moon
Location: 1360 18 ½ Road Fruita, 81521 (M Road & 18 ½ Road)
Zoning: AFT (Agricultural, Forestry, Transitional)
Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us
Request: To designate the Moon Farm as a Mesa County Historic Landmark.

Staff Recommendation: Approval
Board of County Commissioners Hearing Date: September 24, 2019

END OF HEARING ITEMS
J. ADJOURNMENT

The Mesa County Public Hearing Room is accessible to the handicapped. With advance request, a sign language interpreter may be made available (call 244-1636 or TDD 256-1530).

Mesa County Planning Division
P.O. Box 20,000, 200 S. Spruce St.
Grand Junction, CO
MCPC
MINUTES
August 15, 2019
Chair Page called to order a scheduled hearing of the Mesa County Planning Commission at 6:00 p.m. Chair Page led the Pledge of Allegiance. The hearing was held in the Public Hearing Room, Mesa County Administration Building at 544 Rood Avenue, Grand Junction, Colorado.

In attendance representing the Mesa County Planning Commission, were Chair Page, Robert Erbisch, Dan Penry, Steve Damm, and Robert Witham.

In attendance, representing the Mesa County Planning Division, were Greg Moberg, and Jeff Hofman. Todd Hollenbeck and Brit Dveris was present in the audience. Rose Tafoya was present to record the minutes.

There were twelve (12) citizens present throughout the hearing.

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**Approval of Minutes**  
July 18, 2019

Motion: Commissioner Penry:  I MOVE TO ACCEPT AS SUBMITTED.
Second: Commissioner Damm:  I’LL SECOND THAT.
Motion Approved 5-0

**Continued Items** – None

**Consent Items** – None

**Hearing Items** – One Item

**2019-0103 RZ**  
**MARASCO FAMILY FARM REZONE**

Property Owner(s): Marasco Family Farm Partnership LLLP  
Representative(s): River City Consultants, Inc. - Tracy States, 970.241.4722  
Location: 910 23 ½ Road, Grand Junction,  
Parcel #: 2701-204-00-020  
Zoning: AFT  
Planner: Jeff Hofman, 970.254.4152, email@mesacounty.us  
Request: To rezone a 58.37-acre parcel from AFT to RSF-E (Residential Single Family-Estate. The RSF-E zoning allows a density of 1-3 acres per unit and a minimum lot size of one acre.

**Staff Presentation**

Mr. Hofman explained the proposed project and entered into the record the following exhibits:

- Exhibit A – Staff’s Power Point Presentation
- Exhibit B – Hearing Binder
- Exhibit C – Project File
- Exhibit D – Mesa County Land Development Code
- Exhibit E – Mesa County Master Plan
- Exhibit (Roman numeral) I - Applicant’s/Representative’s Presentation and Exhibits
- Exhibit (Arabic numeral) 1 - Public's Exhibits

Mr. Hofman presented the Location and Zoning Map along with the Aerial Site photos and explained the details of the zoning and property. He showed the Future Land Use Map providing details about
the parcel bisected by two (2) different future land use classifications, Rural and Residential Low Density with some Higher Density toward the Intersection of I Road and 23 Road.

Mr. Hofman presented and explained the Urban Development and Persigo Sanitation District map. He explained the requested single-family uses being consistent with the master plan and being compatible with the surrounding property use. There have been comments received opposing the rezone and approximately two (2) dozen people present at the Neighborhood Meeting on August 6, 2019. A concern at the meeting was 23 ½ Road being too narrow.

The Planning Division recommends approval of the rezone based on it meeting the criteria for a rezone. Commissioner Damm wanted to review the potential zoning density. Mr. Hofman explained the property is approximately fifty-eight (58) acres allowing for a range of density between one (1) and three (3) acres per unit, the minimum lot size is one (1) acre. A subdivision of this size does loose land from street/road right of ways, setbacks from a canal and a drain along with the topography. A design of 40 to 45 units on this property may be possible.

Commissioner Damm commented on the possibility of the design allowing for one (1) resident per two (2) or three (3) acres, to which Mr. Hofman concurred. Chair Page inquired about the adjoining property lot sizes and compatibility. Mr. Hofman explained that most of the surrounding properties contain single-family homes. He also explained the uses aloud by the code. Commissioner Witham inquired about the roads along with additional access and egresses. Mr. Hofman provided photos and discussed I Road, 23 ½ Road and 24 Road; he mentioned there are options with the roads when they get to the subdivision design.

**Applicant/Representative Presentation**

Tracy States representative with River City Consultants, Inc. discussed the project meeting all the criteria for the rezone. She went into detail in regards to the density and code with the plan to develop no more than twenty-nine (29) lots. Ms. States offered that her Traffic Engineer Marc Kenney is present to answer any traffic concerns.

**Public Comments**

Mike Diluzio lives east of the proposed development and asked Jeff to bring up the Urban Development Boundary & Persigo Sanitation District Map and Aerial Site Photo. He discussed specific lots, along with the acreage and zoning of AFT and farmland. He pointed out the history of the acreage and questions the compatibly of surrounding lot sizes. Mr. Diluzio discussed current lots being no less than 4.3 acres with four (4) head gates used for irrigation.

Erwin Grange lives north of the property and has approximately twenty-three (23) acres. He discussed Ms. States information provided for the neighborhood meeting in regards to the zoning and density. He believes there has been some inaccurate information in regards to this project and he is opposed to it.

John Larsen lives across from the property and has traffic concerns. His objection is it not being compatible with the surrounding land use as this is agricultural land.

Dan Harren lives across the street on the west side and discussed his love for the property and the generations that have lived on the property. He would like consideration of what Grand Junction is.
Applicant/Representative Rebuttal
Ms. States addressed the issue of the density and the applicant’s intent to develop no more than twenty-nine (29) units. She discussed the compatibility of surrounding lots. Ms. States discussed the project meets the criteria, master plan and the zoning is appropriate. Mr. Kenney discussed traffic in the area along with average speeds and that the road needs improvements.

Planning Commission Discussion & Vote
Commissioner Erbisch is concerned with perceived conflict in the data along with the number of people opposing the project. Commissioner Penry discussed the presentation that Mr. Hofman presented and all the criteria has been met. He inquired if Mr. Hofman thought anything might have been omitted or incorrect. Mr. Hofman discussed all the public notices including the legal notice from the county have been consistent; described as 1-3 acres per unit and a minimum lot size of one (1) acre. Commissioner Damm discussed looking at the zoning request and not the whole subdivision. Commissioner Witham discussed possible lot sizes and more information will be available as the project develops. Chair Page has concerns with the compatibility and the traffic. Mr. Hofman discussed the compatibility of use per the code and that it is not based on lot size; the existing AFT zoning allows for one (1) acre lots. Chair Page commended Mr. Hofman for ensuring the project meets the zoning criteria. He also believes that traffic issues will be resolved in later stages of the project. Commissioner Erbisch wanted to remind everyone that the Commissioners are an advisory group and not legally binding. He discussed this project has real people with real concerns.

Second: Commissioner Penry: I SECOND.
Motion Approved 4-1
Commissioner Erbisch voted denial of this project.

Board of County Commissioner’s Hearing on this project is September 17, 2019, at 9:00 a.m.

Motion: Commissioner Damm moved that the meeting be adjourned.
Second: Commissioner Penry
Motion Approved 5-0
Hearing adjourned at 7:03 p.m.

Respectfully Submitted,

Bill Somerville, Secretary
HEARING ITEM(S):

1. 2019-0146 HL Moon Farm Historic Landmark Designation
PROJECT REVIEW
I. 2019-0146 HL MOON FARM HISTORIC LANDMARK DESIGNATION

Property Owner(s): Moon Family LLC
Representative(s): Jannae Moon
Location: 1360 18 ½ Road Fruita, 81521 (M Road & 18 ½ Road)
Parcel #: 2695-334-03-001
Zoning: AFT (Agricultural, Forestry, Transitional)
Planner: Faye Hall, (970) 244-1759, faye.hall@mesacounty.us
Request: To designate the Moon Farm as a Mesa County Historic Landmark.

Recommendation: Approval

II. HISTORIC LANDMARK DESIGNATION PURPOSE AND PROCESS

The purpose of the Mesa County Register of Historic Landmarks is to recognize the historic, architectural and cultural heritage of Mesa County, and to increase public appreciation of Mesa County’s unique heritage. The Register enables owners of historic properties in the County to take advantage of programs that may be available to assist in the recognition and preservation of the historic properties. Designation as a Historic Landmark does not impart additional regulatory control over the development of historic properties.

Pursuant to Section 3.22.7, the Planning Commission shall act as a review agency and shall provide comments and recommendations to the Community Development Director. The Community Development Director shall review the application to determine whether it complies with the Purpose of the Land Development Code, as set forth in Section 1.5, Purpose, and whether it would conflict with other sections of the Land Development Code. The Community Development Director shall then prepare a resolution and forward it to the Board of County Commissioners for adoption. Designation of a Historic Landmark must be in the form of a resolution, adopted by the Board of County Commissioners and recorded by the Clerk and Recorder.

III. SURROUNDING LAND USE AND ZONING:

Zoning districts within the 2500 foot public notification area:
- AFT (Agricultural, Forestry, Transitional)

Land Uses within the 2500-foot public notification area:
- Residential
- Agricultural
Applicable Area Plans
- N/A

Historic Properties
- None

Location Map:

IV. PROJECT DESCRIPTION:

The Moon family has submitted an application requesting Mesa County designate their farmhouse, chicken coop, garage/milking shed, tree house, one-room school house, playhouse, log cabin, country store and witches castle as historic on the Mesa County Register of Historic Landmarks. These structures were all built on or before 1969 which makes them all at least 50 years old. The other structures on the property that are less than 50 years old are not included in this request.

The Moon’s wish to add the farm to the Historic Register for two reasons. One is to identify the historic, social and architectural significance. The second reason is so that a potential non-profit buyer (The Grand Valley Equine Assisted Learning Center) can seek a Grant from the Colorado State Historical Fund for help in purchasing the property. The Acquisition Grant deadline is October 1, 2019. To be eligible for funding, the building must be listed on the National Register of Historic Places, the Colorado Register of Historic Properties, or a local historic register. Ella and Wallace Moon would
be pleased with the legacy of Moon Family going to the Equine Center. They specialize in Equine Therapy for disabled vets and children. They would continue to have field trips and the pumpkin patch to keep the vision of Moon Farm going.

The farmhouse at Moon Farm is a 1935-1937 Resettlement home built by the CCC (Civilian Conservation Corp) as part of the GVRP (Grand Valley Resettlement Project) under Franklin D. Roosevelt's presidency. It is one of forty two homes built in the Fruita/Loma area. Original plans for the resettlement homes in the area were to be built out of adobe bricks made from clay found in the surrounding valley. Walls were to be twelve inches thick, stucco outside and plastered inside. Somehow, a mistake occurred and the plans for the Montana project were used instead. Therefore, the farmhouse was built as a two story home with a 12-12 pitch gable roof. The walls are of wood construction/ wire, lath and plaster. Floors are ¾” tongue and groove hardwood on a 45-degree angle to the floor joist. It also has a full basement.
In 1954 the Moon family moved to this resettlement farm which consisted of the farmhouse, chicken coop and garage/milking shed. Some additions have been made to the farmhouse such as a large living room and upstairs bedroom. The chicken coop was converted to Great Granny's in 1967 and represents the living space of the early 1900's. The Moon’s used the milking shed until about 1968. It was then used as a carpenter shop and is now home to phase I of the Barbie collection. In the early 1970’s the garage portion was added onto to create a two-car garage and was framed in and the location of the doors changed as they were adding in restrooms to accommodate visitors. The farmhouse basement has been used for dance classes taught by Ella Moon and her daughter DiAnn, but also had many uses. The farmhouse was used for children’s meetings, story time, movie theatre on rainy days, and many other uses. The farmhouse was also a focal point for the Moon Farm Day Camp that operated from 1976-2008. In 1959 the Moon’s built a treehouse for one of the children. Then one of the other children wanted a playhouse and that is how Moon Farm started. In 1965, David Moon’s kindergarten class came out to Moon Farm for the first field trip. Soon after visitors started coming to the farm and to this day children still come out for field trips. Ella Moon wanted a new outbuilding built every year for the school kids to enjoy. The family all helped with the construction of all the different buildings at Moon Farm. Moon Farm got its name from all the kids saying that they were going to Moon’s Farm. These outbuildings represented different types of buildings and times. Some have many antiques and collectibles while others are for fun. The main purpose was for playhouses and museum exhibits.
Tree House
1959

Playhouse
1962

School House
1960

Playhouse
1962
V. COMPLIANCE WITH MESA COUNTY CODE REQUIREMENTS:
Section 3.22.10 of the Mesa County Land Development Code (2000, as amended) states that, in order to be listed on the County Register of Historic Landmarks, buildings, structures, sites or objects must be at least fifty (50) years old. Contributing sites within a Historic District must be at least fifty (50) years old. Buildings, structures, sites, objects and districts less than fifty (50) years in age may be designated only if deemed to be of exceptional historical, architectural or cultural importance.

A. Approval Criteria

In designating a building, structure, site, object or district as a Historic Landmark, a finding shall be made that the designation satisfies one or more of the following criteria for historical, architectural or cultural significance:

1. Represents a specific architectural style or period;

2. Represents a unique example of a structure or building type;

3. Represents an innovation in construction, materials, or design;

4. Demonstrates superior craftsmanship or high artistic value;

5. Is an example of the work of a master architect or builder;

6. Represents the built environment of a group of people in an era of history;

7. Is associated with a significant historic event;

8. Is associated with a notable person or the work of a notable person;

9. Exemplifies the cultural, political, economic, or social heritage of the community, region, state or nation;

10. Is an established and familiar natural setting or visual feature of the County; and/or

11. Has the potential to make an important contribution to the knowledge of the area's history or pre-history.

The Moon Farm meets a number of criteria for historic, social and architectural significance. The farmhouse architectural style of a 12-12 pitched roof designed for heavy snow load in Montana is unique because the resettlement homes in Fruita were supposed to be adobe. The period (1935-37) of Franklin D. Roosevelt's New Deal is important because the farmhouse was built under the Grand Valley Resettlement Project (Criterion 1). It is an example of a resettlement home, built for the struggling farmers during the Dust Bowl (Criterion 2). The farmhouse was built by the CCC
(Civilian Conservation Corp) using walls of wood construction/wire lath and plaster. The floors are ¾” tongue and groove hardwood on a 45-degree angle to the floor joist. This sturdy building design demonstrates the skills of the craftsmen who built it (Criterion 3 & 4). The farm represents a couple eras of history. The first being the 1930’s since it is a resettlement farm from the Farm Security Administration (also a historic event). The second starting in 1965 when the first field trip came out to Moon Farm. Thousands of children have visited Moon Farm through their school field trips, day camp years, and even today with the pumpkin patch and continued field trips (Criterion 6 & 7). Moon Farm has been a staple in our valley since 1965. It plays a big part in the social heritage of the community with all the visitors that come out. It is a visual feature of the County (Criterion 9 & 10). Because of Moon Farm’s history of being a resettlement farm, it can contribute to the area’s history (Criterion 11).

B. Physical Integrity

Each property shall also be evaluated based on physical integrity using one or more of the following criteria:

1. Retains original design features, materials and/or character;
2. Is in the original location or in the same historic context if it has been moved; or
3. Has been accurately reconstructed or restored.

Moon Farm has had several notable alterations. A large living room and upstairs bedroom was added to the farmhouse. However, it retains its original design features, materials and character (Criterion 1). The chicken coop has been changed into a museum and a room added on. The milking shed portion had an addition and is now a museum. The garage portion added another stall and changed location of doors and restrooms were added to the building. All three buildings are in the original location (Criterion 2).

VI. REVIEW AGENCY COMMENTS

No substantive comments have been received.

VII. PUBLIC COMMENTS:

No public comments were received

VIII. PROJECT RECOMMENDATION:

The Community Development Director recommends Adoption of a Resolution Listing the Moon Farm as a Mesa County Historic Landmark.
The basis for this recommendation:
The petition demonstrates compliance with the criteria in Section 3.22.10 of the Mesa County Land Development Code (2000, as amended).

REVIEW SUMMARY

Approval Criteria A: 1, 2, 3, 4, 6, 7, 9, 10 and 11 are satisfied.
Physical Integrity Criteria B: 1 and 2 are satisfied.

IX. MCPC RECOMMENDATION TO COMMUNITY DEVELOPMENT DIRECTOR (9/19/19):

X. BOCC ACTION:
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REVIEW
AGENCY
COMMENTS
PRO2019-0146 HL Moon Far Historic Designation Review List

MUNICIPALITIES

☑ City Fruita
☑ City GJ Planning Div
☑ Museum of Western Colorado

No Comment Review sheet is in this packet as there was no response from these review agencies.
NO
PUBLIC COMMENTS
APPLICANT INFORMATION
Building Description

The farmhouse at Moon Farm is a 1935-37 resettlement home built by the CCC (Civilian Conservation Corp) as part of the GVRP (Grand Valley Resettlement Project) under Franklin D. Roosevelt’s presidency. It is one of forty two homes built in the Fruita/Loma area. The original plans for the resettlement houses in the area were to be built out of adobe bricks (which were to be made from the clay found in the surrounding valley). The walls were to be twelve inches thick, stucco outside and plastered inside. However, somewhere a mistake occurred and the plans for the Montana project arrived. Therefore, the farmhouse is a 2-story home with a 12-12 pitch gable roof. It has a full basement. The walls are of wood construction/wire lath and plaster. The floors are ¾” tongue and groove hardwood on a 45 degree angle to the floor joist. The 40-160 acre resettlement farms also had a chicken coop and garage/milking shed.

In 1954, the Moon family bought this resettlement farm. Four years later (1958), Wallace Moon built an addition to the farmhouse. A large living room and upstairs bedroom was added. Throughout its history, the basement has been used for dance classes taught by both Ella Moon and her daughter DiAnn. The farmhouse was also a focal point for the Moon Farm Day Camp that operated from 1976-2008. Many children from Mesa County have spent time in the farmhouse. The large living room was used for counselor and junior counselor meetings, story time for 5 and 6 year olds, and a movie theater on rainy days. The upstairs bedroom was transformed into a sewing and craft room for Ella Moon and older daycampers. Many costumes for dance shows were sewn in that room, as well as thousands of crafts done by children attending the day camp. The basement also had many uses. Among those were continued dance classes, practice for talent shows, a haunted house for the Moon Farm Carnival, and storage for hundreds of costumes used for day camp activities. The farmhouse is now being used for a vacation rental.

The original chicken coop was transformed into Great Granny’s House in 1967. It represents the living space of the early 1900s. There are many antiques housed in that building. The Moons used the milking shed until about 1968. It was then used as a carpenter shop and is now home to phase I of the Barbie collection.
In 1965, David Moon’s kindergarten class came out to Moon Farm for the first Moon Farm field trip and soon after visitors started coming out to the farm. In these early days they had to use the restroom inside the farmhouse. Therefore, the garage was changed from a one car to a two car garage by adding on, framing it in and changing the location of the doors since restrooms needed to be added. This change happened in the early 1970s. To this day (54 years later), school children still come out for field trips. Around the mid to late 70s the garage was used for the day camp. Lunches were stored in refrigerators and the campers backpacks were placed on tables. There was also a long table where arts and crafts were taught. It was no longer used for cars. In 2017, the garage was transformed into phase II of the Barbie collection. However, the restrooms are still there.

The other buildings at Moon Farm that are at least 50 years old include the tree house, one-room school house, playhouse, log cabin, country store and witches castle. There are many more playhouses and museum exhibits on the property.
Approval Criteria

A.

Moon Farm meets a number of criteria for historic, social and architectural significance. The farmhouse architectural style of a 12-12 pitched roof designed for heavy snow load in Montana is unique because the resettlement homes in Fruita were suppose to be adobe. The period (1935-37) of Franklin D. Roosevelt’s New Deal is important because the farmhouse was built under the Grand Valley Resettlement Project. (Criterion 1) It is an example of a resettlement home, built for the struggling farmers during the Dust Bowl. (Criterion 2) The farmhouse was built by the CCC (Civilian Conservation Corp) using walls of wood construction/wire lath and plaster. The floors are 3/4" tongue and groove hardwood on a 45 degree angle to the floor joist. This sturdy building design demonstrates the skills of the craftsmen who built it. (Criterion 3 & 4) The farm represents a couple eras of history. The first being the 1930s since it is a resettlement farm from the Farm Security Administration (also a historic event). The second starting in 1965 when the first field trip came out to Moon Farm. Hundreds of thousands of children have visited Moon Farm through their school field trip, day camp years, and even today with the pumpkin patch and continued field trips. (Criterion 6 & 7) Moon Farm has been a staple in our valley since 1965. It plays a big part in the social heritage of the community with all the visitors that come out. It is a visual feature of the county. (Criterion 9 & 10) Because of Moon Farm’s history of being a resettlement farm, it can contribute to the area’s history. (Criterion 11)

B.

The Moon Farm has had several notable alterations. A large living room and upstairs bedroom was added to the farmhouse. However, it retains its original design features, materials and character. (Criterion 1) The chicken coop has been changed into a museum and a room added on. The garage/milking shed has an addition and is now a museum. Restrooms were also added to the building. All three buildings are in the original location. (Criterion 2)
Wallace and Ella Moon moved from Jensen, Utah in the spring of 1954. Bob Bray of Bray & co. reality was the realtor that sold the property to the Moons. Ella’s first impression of the farm was that the house was ugly and the barnyard smelled bad. Wallace loved the knee deep alfalfa and all the water. The property consisted of 80 acres total, 40 acres to the west and 40 to the east. In 1968 the Moons sold 40 acres and in 1975 they sold 20 more. Wallace was a carpenter. He worked at the Giltsonite plant also known as Gary Western. Ella was a creative house wife. She taught dance classes in the basement for many years. Wallace and Ella adopted seven children; Earl, MaryJoan, Mike, Nick, Anna, David and DiAnn. Wallace and Mike built the tree house. This was the first house built at Moon Farm. DiAnn also wanted a playhouse. That is how Moon Farm started. In 1965 David invited his kindergarten class to the farm for a field trip. At that time there were only three buildings and one horse to ride. After that more schools started coming out to the farm for field trips. To this day thousands of kids come out for their field trips. Moon Farm got its name from all the kids saying that they were going to Moon’s farm. Ella wanted a new building built every year for the school kids to enjoy. Wallace, Ella and the family would help with the construction of all the different buildings at Moon Farm. Wallace retired in 1975 and Moon Farm Day Camp was started in 1976. A lot of the day camp kids helped with the building of Moon Farm. The camp ended in 2008. Moon Farm has been an important part of the community for the past 50+ years.
Moon Farm Timeline

1937 – Farmhouse, Chicken Coop & Milking Shed built  
(Western Slope Resettlement Project – Resettlement Home)
1954 – Wallace & Ella Moon bought the farm
1958 – Family room and upstairs bedroom were built on the house
1959 – Tree House was built by Wallace and Mike
1960 – The One-room Schoolhouse was built
1962 – A Playhouse was built for DiAnn’s first birthday
1963 – The Log Cabin was added
1965 – David’s kindergarten class came out for a field trip
1966 – A little church built for a float was placed at the farm
       It was replaced by a new church
1967 – The chicken coop was remodeled into Great Granny’s
1968 – The Country Store and Saloon were added
1969 – Wallace built the Witches Castle
1971 – Ella needed a house to display her teddy bears
1972 – The Mexico Alamo was built
1973 – The Far East area was added by Great Granny’s
1974 – The Dutch House was built
1975 – The Clown House with the pool table was built
1976-2008 Moon Farm was a summer day camp
1977 – The Middle East house was built
1978 – The Pyramid was added
1979 – A Beauty Shop was built next to the playhouse
1980 – Fort Apache was built
1981 - A swimming pool was added for the day camp – it is no longer at the farm
1982-1983 Wallace and David built a stagecoach
1984 – The Italian House was built
1985 – A Spanish Castle was added
1986 – An oil well was erected by the Middle East area – it is no longer there
1987 – A Dinosaur House was built
1988 – King Ramses II Egyptian Temple was built by the Pyramid
1989 – A Viking Ship was built
1990 – The Swiss A Frame house was built
1992 – The Old Church was replaced by a New Church
1993 – The Gingerbread House was built
1997 – The Old Woman in the Shoe House was built
1998 – The Jungle area was added behind the farmhouse
1999 – Old Mother Goose was added
2000 – The Shop was built
2009-present Pumpkin Patch
2013-present Vacation Rentals
2016 – Phase I of the Barbie Collection was added
2017 – Phase II of the Barbie Collection was added

-Moon Farm operated a summer day camp from 1976-2008.
-School Field Trips started in 1965 and are still happening today.
-The Pumpkin Patch started in 2009 and is still operating today.
-Vacation Rentals were added in 2013 and are still running today.
THE GRAND VALLEY RESETTLEMENT FARMS

From the time of the stock market crash of 1929 to the return of prosperity in 1940-1941, Colorado suffered and overcame an unparalleled economic collapse. As banks and business failed, Coloradans struggled to rebuild their lives and the state's economy, creating in the process a tumultuous and fascinating decade.

In Colorado, Wyoming and Montana 131,695 farmers and ranchers depended upon the production of crops or livestock for a living. In the 1930's there was to come a time when the lives and locations of these farmers and ranchers would be changed. It was called the Big 3 "D"—

Drought - Depression - Dust

It is the story of ordinary people under extraordinary circumstances fighting for food, shelter, and dignity; dryland farmers coping with dust storms, grasshoppers, and ranchers with drought. Hot, dry and unpredictable weather cursed Colorado for most of the 1930's. 1934 was so dry that nearly half the state's agricultural acres produced no crops.

In 1933 Franklin Delano Roosevelt was elected president and he put into effect several programs among them were: The New Deal; the Works Progress Administration (WPA), the Farm Security Administration (FSA), and the Federal Public Works Adm. (PWA). But the Farm Security Administration probably effected the Lower Valley most because it brought in many of the families that now are into the 5th generation in our valley.

Congress in 1935, came to the aid of the arid families of the plains. It appropriated funds to assist them to rehabilitate themselves. The Farm Security Administration was created for the primary purpose of helping farm families themselves. FSA set up a debt adjustment division on a purely voluntary basis. In Colorado, Montana and Wyoming adjustment were work out for 3,673 farm families. The FSA only made loans if the applicant family:

1.... Was unable to obtain credit from any other source, private or public, The agency did not make loans to farm families which had adequate credit at local banks or elsewhere.
2... Had to have a farm background. Farm Security did not make loans to city families which desired to go back to the land.
3..... Either Own or was able to lease land capable of yielding an adequate living.
4.... Was able to workout a plan for the operation of its farm which would, under normal conditions, provide the family a living, pay the cost of operation and repay the loan.
5. ...Agreed to produce their own food and feed for their livestock.
6. ...Agreed to follow proper conservation methods. FSA refused to make loans for one-crop farming.

Here in the West dry land farmers were shifted to the irrigated sections. Experience in crop farming was little help to a farmer who is changing over to a livestock setup. Therefore, before FSA made a loan, the farm family had to work out a plan for the operation of its farm and its home.

Careful attention was paid to the proper rotation of crops in order to build up the fertility of the soil. The farmer was encouraged to can and to use effective methods of home food production and preservation. A farm wife on the average preserved an average of 200 quarts of fruits and vegetables for the winter months.

The belief was, when these families were placed on productive lands they would soon become self-sustaining, and free from the hazards of uncertain crop production. In the Grand Valley Resettlement Project (GVRP) area, most people believed that a forty acre farm unit was the most satisfactory size for a family, from an economic standpoint. If the operator carefully planned his crop production for a farm of this size, it would be profitable for a moderate size family without requiring hired help. A family needed at least forty acres to be able to make a profit and retire their debt. Each unit cost the government an average fo $6,428 before improvements.

The Final Plan for the GVRP was approved in 1936. The GVRP (also called Western Slope Farms) was to be located fifteen to twenty miles west of Grand Junction, running within fifteen miles of the Utah line on the western side of the project. The area extends from one to six miles north of the banks of the Colorado River. This location made all the units sit in Frutilla. The project was of the infiltration type, small groups of three to six farms being located at various parts within a various parts within the project area. The purchase area was approximately six miles wide and twelve miles long. Almost half of the land offered for sale was owned by the Holly Sugar Company and included pre-existing farms. The government's average cost for the land and development, including improvements, was approximately $8,485 per unit; the funds were to be furnished by the Resettlement Division. The average rehabilitation loan to the farmer was approximately $2,800 per unit, and was loaned to them by the Rehabilitation Division. The farming plan included the production of such crops as alfalfa, sugar beets, corn, potatoes, small grains, tomatoes, beans, and onions. Irrigation water was contracted with the government and the Federal Land Bank of Wichita. Each farmer had some livestock.

Fifty houses were needed. Eight existing houses were remodeled and forty-two were built from scratch. Now the orginal plan called for -- fourteen single-story houses with five rooms, and twenty-eight single-story houses
with four rooms. These were to be built out of adobe bricks (which were to be made from the clay found in the surrounding valley). The walls were to be twelve inches thick, stuccoed outside and plastered inside. Each new house was to have a full basement. All would have been this way except somewhere a slight mistake occurred and the wrong plans arrived and two story white frame houses appeared. It seems the LVRP received the plans for the Montana Project. Thus the Resettlement housed you see to day that still dot the valley are not adobe but two story frame. (wonder what Montana got?)

GVRP families began arriving in Loma in the early 1937. Forty came from Weld and Otero Counties. All the families had been farmers most of their lives. Most of the immigrants came by railroad car that the government provided. They packed all their belonging and livestock in one rail car together. When they arrived they had a house, the children went to school and the livestock had grain to eat.

As many of these homes still are seen around the valley so are the many generation still here and some still farming.