



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, FEBRUARY 25, 2014, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

[Attach 1](#)

Approve the minutes from the January 28 and February 11, 2014 regular meetings.

2. GRMCD Easement Vacation - Vacation

[Attach 2](#)

Forward a recommendation to City Council to vacate a public utility easement on 2.388 acres in a C-1 (Light Commercial) zone district.

FILE #: VAC-2013-490

APPLICANT: Zane McCallister- Grand River Mosquito Control District

LOCATION: 531 Maldonado Street

STAFF: Senta Costello

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

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

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
January 28, 2014 MINUTES
6:00 p.m. to 7:12 p.m.**

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Eslami. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Ebe Eslami (Vice-Chairman), Jon Buschhorn, Kathy Deppe, Keith Ehlers, Steve Tolle and Cody Wagner. Christian Reece (Chairman), Bill Wade and Loren Couch were absent.

In attendance, representing the City's Administration Department - Planning Division, were David Thornton (Planning and Development Supervisor) and Scott Peterson (Senior Planner).

Jamie Beard (Assistant City Attorney) was present.

Darcy Austin was present to record the minutes.

There were thirty-four citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

None

Consent Agenda

1. Minutes of Previous Meeting

Commissioner Eslami stated that previous Minutes were not available at this time.

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

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

Public Hearing Items

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2. St. Martin's Place Phase II Rezone - Rezone

Forward a recommendation to City Council to rezone 0.50 +/- acres from C-1 (Light Commercial) to B-2 (Downtown Business) in anticipation of the next phase of

development for St. Martin's Place.

FILE #: RZN-2013-514

APPLICANT: Sister Karen Bland - Grand Valley Catholic Outreach

LOCATION: 221 Pitkin Avenue

STAFF: Scott Peterson

Ed Chamberlain, 2520 Snow Court, Grand Junction, architect for the applicant for the rezone project, stated that the purpose of the rezone is to allow for higher density and number of dwelling units and the applicant proposed to rezone to the Downtown Business B-2 zone district. Three buildings, with eight units each, were proposed with a total of twenty four single bedroom apartments. With the site being only a half-acre, the proposed density exceeds the limit of the C-1 zone which allows a maximum of 24 units per acre. Most of the properties north and west of the site are already zoned B-2. Current zoning is B-2 for the existing St. Martin's phase 1 site, which was rezoned from C-1 in 2010. We are asking that the existing five lots be rezoned to B-2 in order to develop the next phase of St. Martin's Place. The site is in a Downtown Mixed Use land use designation, in the Greater Downtown Plan commercial corridor and B-2 is one of zone districts that implements that land use.

The location is ideal for the project since it is adjacent to St. Martin's Phase 1, which is another Catholic Outreach facility for homeless veterans and close to other facilities associated with the Grand Valley Catholic Outreach that offers resources to the homeless. It's also downtown so they have access to retail and other resources within the community. The building designs will be similar to the existing two buildings adjacent to St. Martin's Phase 1. Mr. Chamberlin showed a photograph of St. Benedict's which is on White Avenue and will use the same design for these facilities. Mr. Chamberlin then showed a photo of St. Martin's phase 1 with Phase 2 adjacent. St. Martin's is designed to help restore dignity to the lives of our less fortunate neighbors. Grand Valley Catholic Outreach is especially proud of these accommodations because they treat the resident with respect, with each apartment having a private balcony or patio and will be using similar materials.

The site will have nice landscaping and a large open grass area. There are two existing buildings in St. Martin's Phase 1 and three are proposed for St. Martin's Phase 2. Although the density of the living units is greater than the current use of the site, the new facility will have plenty of open space and an attractive presence on Pitkin Avenue. The right-of-way will be grass with trees and there are nine parking spaces provided including one van accessible space which will meet the needs for parking for the residence of this facility. St. Martin's Phase 1 has five vehicle owners out of sixteen residents. Using the formula, St. Martin's Phase 2 would need eight parking spaces for the proposed density and nine are being provided. The Zoning Code allows on street parking within 500 feet of the project to be utilized for required parking. The Grand Valley Catholic Outreach did a week long parking study and out of the 62 available parking spaces, no more than fourteen were occupied at any one time.

Questions for the Applicant

There were no questions from Commissioners for the applicant's representative.

Staff's Presentation

Scott Peterson, Senior Planner, made a power point presentation regarding the request for the rezone for the property at 221 Pitkin Avenue. He stated there was a request for a rezone from a C-1 (Light Commercial) zone district to the B-2 zone district (Downtown Business). The applicant is the Grand Valley Catholic Outreach as the property owner.

Mr. Peterson showed the site location map and explained that the existing property is a half-acre in size and located on the south side of Pitkin Avenue between South 2nd and 3rd Streets. It contained five single family detached homes that have recently been demolished. The proposed development by Grand Valley Catholic Outreach is anticipated as the second phase to the St. Martin's residential development, consists of 24 single person dwelling units and is intended for homeless individuals with preference given to Veterans.

The proposed residential density for Phase 2 is 48 dwelling units to the acre; however, while the existing C-1 zone district does allow multifamily development, the maximum allowed density is 24 dwelling units to the acre. The applicant wishes to rezone to B-2, which has no maximum residential density and the side and rear setback requirements are 0 feet. Mr. Peterson then showed another closer aerial photo which showed the five previous single detached homes. The proposed B-2 zone is compatible with land uses in the surrounding area and with the first phase of St. Martin's Place which was rezoned in 2010 from C-1 to B-2.

The applicant held a Neighborhood Meeting on September 4, 2013 and eight citizens attended the meeting, along with city staff and representatives from the Grand Valley Catholic Outreach. The neighborhood concerns expressed at the meeting were about the off street parking in the area, the influx of more homeless individuals into the neighborhood and that the proposed project does not fit the long term plans for the downtown area. Off street parking for the proposed phase two of this application will be formally addressed at the time of the Site Plan Review application.

The Comprehensive Plan Future Land Use Map identifies this area as Downtown Mixed Use; the property is also located within the commercial corridor of the Greater Downtown Plan. When considering the review criteria for a rezone, Mr. Peterson felt that the community would derive benefits from the rezone because it supports needed residential development in the downtown area, promotes infill development housing for our area's homeless and a higher density residential development consistent with the goals and objectives of the Comprehensive Plan and the Greater Downtown Plan. The proposed rezone request also meets Goals for 4, 5 and 6 of the Comprehensive Plan.

Mr. Peterson then showed the map of existing zoning which showed the existing B-2 zone district directly to the north and to the east. While there are other B-2 properties within the downtown area there is generally an inadequate supply of zones encouraging higher density in the Greater Downtown area. The proposed reuse by Grand Valley Catholic Outreach adds more residential density to the downtown area, as encouraged by the Downtown Mixed Use designation of the Comprehensive Plan and Greater Downtown Plan. The proposed rezone also provides needed housing for the area's homeless population which is within walking distance of community resources offered

by Grand Valley Catholic Outreach, such as the soup kitchen, area grocery store, downtown area merchants and public transit facilities.

After reviewing the review criteria for the requested rezone, Mr. Peterson found that the requested rezone was consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4, 5 and 6 and implemented the Future Land Use designation of Downtown Mixed Use. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code had all been met.

Questions for Staff

Commissioner Ehlers stated that the Commission's decision is to speak to the proposed zoning designation and what is allowed in that zoning district and not so much to the specific land use and the parking issues which are some of the concerns that have been voiced at the neighborhood meeting.

Scott Peterson stated that tonight's emphasize is on the rezone criteria and the Commission's decision to give a recommendation to City Council that these properties should be rezoned to the B-2 zone district.

Commissioner Ehlers asked if there will be future proceedings that will allow the concerns that have been voiced about the specific use at that site plan meeting.

Scott Peterson stated the site plan is an administrative review, however if the public or someone in the community has an opposition to that proposed site plan approval they can appeal the administrative decision and appeal to the Planning Commission but the site plan is an administrative review.

Commissioner Eslami stated the public can attend the City Council meeting, that Council must approve the request, and that the Planning Commission is making a recommendation to City Council.

Scott Peterson stated that tonight's meeting was to make a recommendation to City Council; February 19th is the scheduled public hearing in front of City Council and they will be the ultimate decision maker.

Public Comment

Stephanie Harville, 186 Edlun Road, Grand Junction, Director of Housing for Grand Valley Catholic Outreach and will give you an overview of the existing St. Martin's Place and what we do to help people that are homeless. St. Martin's Place is a part of Grand Valley Catholic Outreach permanent supportive housing program. In order to be eligible for St. Martin's Place you must be chronically homeless, this means you have to be homeless for a year or more in a shelter, on the streets or a place not meant for habitation. Residents pay only 30% of their income to program fees for St. Martin's Place. There are fifteen existing residents at St. Martin's Place, all fifteen have served their country in the Vietnam War and many suffer from disabilities, mental illness, substance abuse disorder and physical disabilities. Most of the residents have jobs and earn an income.

Residents at St. Martin's Place are assisted in a variety of ways, mainly they are case managed. Case managers help the residents to establish goals and an individualized service plan, these goals focus on self-sufficiency and assists participants in working through stages of change. Case managers visit the home weekly to ensure the home is clean and ensure proper maintenance of the property. Case managers also broker and advocate for their clients when necessary, they do not enable the residents they empower them with the information and resources they need to help themselves. There is also a live-in site manager and they are asked to keep a watchful presence on what's going on campus.

St. Martin's Place is a community collaboration effort to end homelessness. Future residents are vetted through the VA Homeless Program, Grand Junction Housing Authority and Grand Valley Catholic Outreach. It includes a variety of interviews, background checks application process. In addition to Catholic Outreach a case manager at the VA also provides a case manager for the residents there. Grand Valley Catholic Outreach also partners with Mesa County Workforce Center, Friends of Man, Social Security Administration, Alcoholics Anonymous, Grand Junction VA and GJPD Hot team.

Beverly Lampley, 426 E. Mayfield Drive, Grand Junction, Director of Development at the Grand Valley Catholic Outreach, in dealing with St Martin's & St Benedict's we deal with chronically homeless men and women, veterans with physical and mental disabilities and non-veterans, men and women with physical and mental disabilities. We are the primary social agency that does deal with strictly single adults rather than families. Our emergency shelter which can house about 160 people, using the overflow, is filled every night and at a recent point in time, we counted 400 homeless people sleeping outside in January because there was no other place to go or there social lifestyle was not allowed at the shelter.

That number does not include the 600 other people who are couch surfing. We usually estimate that there are 1000 homeless adults at any given time. The people at St. Martin's Place have incomes between \$500-\$700 a month and what we do is charge them 30%, which is a standard used in the United States for the proper amount for a housing allowance. This allows them to have some money to live, to buy food, to buy clothing that they might not be able to afford living in open market to try to rent a room.

Grand Valley Catholic Outreach believes we can't end homelessness without affordable homes and that is the primary reason for St. Benedict's Place, St. Martin's Place 1 and now St. Martin's Place 2. St. Martin's Place, since it opened in December 2011 has served 20 Veterans. Some have gone on to succeed, find a home on the open market, once they got stabilized at St. Martin's Place, they were able to move on and live independently. St. Benedict's Place opened in June 2008 and we have served 59 people there. It is a 22 unit home for dually diagnosed chronically homeless men and women. We have had five residents pass there but at least they didn't die, under the bridge, alone.

Before and after, when you look at the value to society the benefit of places like St. Martin's Place and St. Benedict's Place, before they are homeless people struggling on

the street, trying to eke out a living, they don't have enough income to rent out a place of their own and the shelters are full. By providing them a place to live they can stabilize and begin to rebuild their life, to become an asset to the community. As Stephanie said, at St. Martin's Place most of the residents are now working or volunteering in our community and the dollars that they have to spend goes back into the community as well.

Its estimated right now that approximately 58% of the working adults can't afford to rent a two bedroom apartment at the median price range in Grand Junction. The average person making \$14.75 an hour would have to work 76 hours a week to afford that kind of accommodation. There is real issue in Grand Junction and we are doing our best to work with the chronically homeless person.

Jody Kent-Beiner, 2660 G 3/8, Grand Junction, Board Member at the Grand Valley Catholic Outreach, some of the outcomes of the Grand Valley Catholic Outreach Housing for those who are homeless are that 90% remain in stable housing or move to other permanent housing. 100% of residents in permanent, supportive, housing increase their income. 97% of residents in transitional housing program have increased their income. 100% of residents in transitional housing move to permanent, stable housing. Catholic Outreach housing ranks #1 and #2 for renewal in the current HUD funding cycle. The Governor's office is using Catholic Outreach, St. Martin's Place and St. Benedict's Place, as model programs for the state of Colorado.

Doug Aden, 3608 Piazza Way, Grand Junction, Volunteer at Grand Valley Catholic Outreach wanted to discuss the economic benefits to the community and what Grand Valley Catholic Outreach has done and proposes to do here. The Grand Junction Chamber uses an economic multiplier of between two and seven times for the kinds of investments that the Grand Valley Catholic Outreach is making. So conservatively, using a three times multiplier, for what is going to be roughly a 2 1/2 million dollar project, you can see at 7 1/2 million dollars there is a significant impact on the local economy. That is a great turn around investment, versus the \$1,300 in property tax that was being collected from those old, dilapidating houses that have now been removed from the property.

Mr. Aden wanted to highlight the tremendous community support and partnership on St. Benedict, St. Martin's Place, phase 1 and now this project, Shaw Construction and Chamberlain Architects have been tremendous partners and benefactors to these projects. Both organizations have basically provided there services at cost and donated back there normal profit margin that they would earn on the project. In addition many of the sub-contractors and suppliers have also provided either materials or services at significant discounts and all the supplies are purchased locally, which is a tremendous impact on the community. Another example of community support for this project is over the last 90 days we have received commitments for \$800,000 from private donations to this project, about half of which has already been paid in cash and some of which has been pledged over the next several years.

By the time we are finished with St. Martin's Place, phase 2, Grand Valley Catholic Outreach will have invested six million dollars of private money into these projects to help address the need for homelessness. We have received a commitment for a grant

from the State Department of Local Affairs for \$480,000 for phase 2 and that will be the first time we have received government funding for the construction of these projects, the rest has been private donations. The City of Grand Junction has been a great partner as well, with St. Benedict's and St. Martin, phase 1 the City helped pay the development fees that a private developer would normally have to pay as their contribution to help see that we continue to address the need of the chronic homeless in our community.

Tish Starbuck, 852 Haven Crest Court, Grand Junction, Board Member of Grand Valley Catholic Outreach, additional benefits to our community and our neighbors, believe you can see from the displays that this truly will beatify the neighborhood, taking these dilapidated houses down and rendering additional housing that was built to the same standard as St. Martin's and St. Benedict's. There also will be a reduction of transit traffic, as we house 24 of our neighbors into housing, they will be housed with a curfew at night, case management and on-site manager.

Having worked in collaborative efforts as a Board Member and supporting homeless efforts for fifteen years in this community and in California and have learned the most effective way to get someone permanent housing is to get them into a housing unit such as St. Benedict's with case management and on their way to permanent housing and to be self-supportive. Currently serve as the Vice President at Mind Springs Mental Health Center and we serve many of the residents who will reside in this housing and the demographic is many suffer from depression, anxiety or post-traumatic stress disorder as Veterans and getting them into a house with case management starts leading them on the road to recovery and finding their own resilience to then be productive citizens in our community.

Patricia Boom, 923 19 1/2 Road, Fruita, Outreach Day Center Director, which is located on the corner of 302 Pitkin across from St. Martin's Place, at one time there were some drug dealers that were renting one of the houses that was close to St. Martin, that can be seen from the Day Center and it was a daily task to monitor the comings and goings of the dealers so that they didn't enter the Day Center. We had a guest who had just been through drug rehab and he made the comment that he had to go four blocks out of his way to Outreach for lunch just to avoid the drug dealers so they wouldn't come out and try to entice him to come back in. Having St. Martin's across the street and those houses gone is a great blessing for the Day Center.

Mark Lancaster, 415 S. 3rd Street #105, Grand Junction, Facilitator for the Grand Valley Catholic Outreach, if you look at your aerial photo that is the unit that is closest to Pitkin on the second floor. You've heard from Mrs. Harville, Mrs. Lampley on the various things that occurred there. You've heard from Mr. Aden about the economic benefits and Mrs. Starbuck about the beautification. As Site Manager at St. Martin's 1 he wants to talk about quality of life. We have talked about the five houses that were there, the drug houses, and he wondered about that because he's only been here about a year and a half and been the Site Manager since December 1st.

A few weeks ago he went over to the Grand Junction Police Department and requested they pull all the records for information in respect to police calls and incidents at the residents that have now been destroyed. Those residents were addresses at 221, 227,

233, 237 and 243 Pitkin Avenue. The drug house that Mrs. Boom talked about was the one at 243 Pitkin Avenue, directly next to St. Martin. Pulled all the police reports for all those residents from 2012 to 2014 and what I found in reviewing these records, and I have copies for everyone, is the property at 221 Pitkin, that would be the property furthest away from St. Martin, only had one police call during that period of time and it was on December 13, 2013, two police officers of Grand Junction were involved and it involved a vehicle crash and an arrest on scene.

As we move to the East to 227 Pitkin Avenue, had one police call, also, on August 11, 2012 with one officer involved for damage to property, no arrests made. 233 Pitkin Avenue had one police call, January 4, 2013 with two officers involved with a person arrested on the scene with an outstanding warrant. 237 was a little quieter I believe because it was vacant, during that two year period of time there were no police calls. The so called drug house at 243 Pitkin Avenue from March 14, 2012 through May 20, 2013 had 26 police calls with 50 officers involved, seven arrests for crimes including drug felonies, burglary, assault, suspicious people for arrests on warrants and felony menacing. The two properties closest to Phase 1 of St. Martin's were acquired, by closing on those by Catholic Outreach, was May 30, 2013.

Since May 30, 2013, with respect to that entire area, including St. Martin, not a single police call or officer involved. So just to summarize, during that period of time the properties that had been there but no longer exist, there were 29 police calls, 55 Grand Junction Police Officers involved and multiple arrests. Since May 30, 2013 since the acquisition of those other properties there has not been a single call and as a resident he kind of likes it because he shops downtown, he shops at City Market, he walks to work every day and walks home. Many people in this crowd are his neighbors, and we are happy and we hope that you consider the rezoning at the request of Catholic Outreach.

Roger Holmes, 415 S. 3rd Street #204 in phase 1 of St. Martin, he's going to tell you a little bit about what happened to him before St. Martin's Place. He was living in Moab and had been homeless there for a year and he is an alcoholic. During that time in Moab, he came down with pneumonia and was brought to the Grand Junction VA hospital and then he went through treatment for six days and was offered the opportunity by the VA to attend a Drug and Rehab Rehabilitation Facility called the ARP, through the Salvation Army where he spent six months.

At that time he worked with the VA to obtain housing. This came available as a surprise and they gave him the opportunity, so he moved in. He received a pension from the VA for problems over the years. He does volunteer work for the community, for the Salvation Army ARP Program and works three days a week at their thrift stores and drives clients to and from work, two to three times a week. So he is pretty busy and enjoys it very much. It really is beneficial and a wonderful thing to do. Since he's been at St. Martin's Place it's been a lot to him and given him self-respect and self-esteem and numerous other things.

It's a wonderful facility and the apartments are really nice, landscaping is beautiful. We Veterans that live there take care of each other, if there is a problem there is always somebody there to help. As Mark said there are no arrests or police officers, never seen one around unless there is someone has called for an ambulance. The one thing

I was thinking about before I came was the fact that there are 150,000 Veterans, 12% of people that are homeless, are Veterans in the US, and we have 75,000 more coming back from Afghanistan. If we don't start now to find places for them, where are they going to go?

Gary Robinson, 415 S. 3rd Street #207, Grand Junction, Marine Corp Veteran, moved in there when he was able to, when it was finished. His story and how he became homeless is he worked construction after he got out of the military and after about 20 years of that he blew out his back. He had a disc removed and two other surgeries and he could no longer, all of a sudden, work a regular job and he didn't know anything else. That also played a little part in my divorce and it was a long time recovering from that, so he just continued to go downhill and couldn't work and didn't know how to take up any other occupation. He got depressed and started drinking, abusing alcohol, every now and then and then got in trouble with the police while drinking and then his life just went downhill and he became 100% homeless with nothing but a suitcase.

Stayed at Homeward Bound for a while and then, since he was a Vet, he used the VA system to help me get back on track and they offered to pay for him to go to the same rehabilitation that Roger went too and he was on the homeless Veterans list at the VA and in turn they hooked him up with Catholic Outreach. Been there 2 years now and his life has completely done a turn around. He doesn't consider it a permanent place but a place to get back on his feet and move on and he plans to do that shortly. In the meantime he got hooked up with AmeriCorps and that's a good program as well. His host site is The Center of Independence and they help people with disabilities and he's down there most of the time.

Because he's a Vet and being homeless through AmeriCorps, what he did to get where he's at, got the attention of the Lt. Governor and was invited along to a meeting here in Grand Junction dealing with homeless Vets and other Veterans issues, especially with the return of the Vets from Afghanistan. A lot of those individuals will have PTSD and some have families and will be fine but some won't and will end up homeless and most Vets don't seek help out right away, they wait until it's too late, until they are in trouble or in jail or in the hospital. So we are trying to figure out a program for when they get out integrating them back into society and civilian life and some of them are in need of a place like the Catholic Outreach, to stay and live until they can get on their feet.

It's been, well you heard what Roger said, it's a little community there and there's no problems and no trouble. He's seen homelessness in downtown just depreciate, there is no one walking down the alleys and less homeless people that he sees now than he did when he first moved in there. It's not just because of the houses that were torn down; they just seemed to have moved on or something. It would be a beneficial thing to the community and he thinks we need more of them. It got the attention of the Governor as a role model type of apartment complex for homeless Vets. He's sure glad that it came about because he doesn't know, he was pretty down and out, and he doesn't know what he would have done if it wasn't available.

Sister Karen Bland, 541 1/2 23 Road, Grand Junction, Executive Director of Grand Valley Catholic Outreach, the issue we are addressing tonight, especially for the Veterans, is a moral imperative and by that I mean a moral imperative is something that

must be done because it's right, regardless of the opposition or difficulty. Therefore housing for the homeless is a moral imperative because it is something that must be done because it is right. Let me begin by telling a story from The Tales of the Magic Monastery. There is a monk that lives there who will never give you advice, only a question. I was told his question would be very helpful, so I sought him out. I said to him, I'm here on retreat, could you give me a question? Ah yes, he answered, my question is "What do they need?"

I came away a little disappointed, I spent a few hours with the question, writing out answers but then I went back to him, excuse me, I said, perhaps I didn't make myself clear, your question has been helpful but I wasn't so much interested in thinking about my work or other tasks during this retreat, could you give me a question that will affect my own life. Ah yes, the monk said and he replied my question is "What do they really need?" So you see from this very simple question that all matters of life in general and in one's own domain are interwoven. Considering the question "What do they really need?" We also need to determine the principles from which we will answer that question. Is it charity or is it justice to meet the basic needs of others. Is providing shelter to the homeless charity or justice? Is helping a family not become homeless, charity or is it justice? The answer is probably both, one is dependent upon the other.

Here is a story to illustrate that point. Two men are fishing at a river bank, they had just begun and were about to enjoy the fish they had caught, when they heard cries for help. People were being swept down river before their very eyes. They jumped up and jumped in, desperate for a chance to save the drowning and one by one they succeeded. Tired after working to save several they heard a cry from another and another. One of the men rushed away leaving the other to rescue those coming down the stream. The man left behind is confused; the second man shouts back he is heading up stream to find why there are so many people being swept downstream. At this point charity and justice join hands. Even as we rescue those who are drowning, we need to find out what is causing this catastrophe and take action to help it to cease.

Since life is to be preserved it is justice to go all in one's power to preserve it and justice impels us to seek the cause of why life is in peril, why they are drowning. Upstream the man finds a bank with a number of small holes in it, from which the people are streaming. There is evidence of other holes that have been adequately plugged. These are the holes behind which are the homes you and I live in. Adequate because we can afford them and sustain ourselves in housing. The smaller holes that need plugging are the ones through which the homeless flow. Until a community takes action and tries to plug those holes, that is what we are asking you to do here tonight. St. Martin's 2 is trying to plug a few holes to prevent more of our homeless from drowning and all that overcomes them when they are homeless. So we thank you for taking the time to hear us tonight.

Douglas Karl, 2660 Dahlia Court, Grand Junction, Executive Director of Homeward Bound, is here tonight in support of the Catholic Outreach and the proposed project. He agrees with everything that has been said before. As you're probably aware, our organization provides emergency shelter on a nightly basis to individual adults and families that find themselves in a homeless situation. He would like to point out one statistic, in the 12 months ending September 30, 2013 one of the metrics that we

actually measure is the number of nights that we provide. We have provided over 47,000 bed nights, so if you really take that into consideration, 47,000 people slept in our shelter over that period of 12 months, approximately 15% of those people were actually Veterans, so when you really consider the project that is in front of you and the rezoning change, this is an opportunity, as Sister Karen pointed out, to fill one of those holes.

Affordable Housing and Supportive Housing, such as this project, this project provides a solution that really is a major bearer to many of the people that are staying in our shelter on a nightly basis. These additional housing units are really needed in order to provide that first step back into reintegration into the community. This, as you've heard from some of the individual's stories, provides many of the individuals we see on a daily basis the opportunity to reintegrate, to achieve self-sufficiency, to obtain a stable environment and I would say that is a major push of the fabric of our community. We see on a daily basis, first-hand the collaboration of what St. Martin's Place Phase 1 project has provided and also St. Benedict's, we have seen individuals move from the shelter operation to find an opportunity to find stable housing. Homeward Bound also provides an opportunity for Veterans to be in transitional housing, we manage, in collaboration with Housing Resources of Western Colorado, the Phoenix Program, which is eight units of transitional housing, providing Veterans the opportunity to live in a transitional home for 2 years.

So this project, we envision as further collaboration and would provide further opportunity for those individuals coming out of case management transitional housing to move into more of a permanent situation until they can make the situation even better than that. The burden on our community is large, tonight, probably 110 - 120 individuals, along with families with children will be staying in the shelter. Thank god we have the opportunity to provide them with a safe a place and comfortable place to be sheltered from the environment and give them two meals, dinner and breakfast. This is the next step with 24 more units and obviously reduces the burden on our organization and I would encourage on behalf of Homeward Bound and our community that we fully support this project and approve the rezoning.

Nathan Wallace, 302 S. Avenue, basically across the street from Phase 1, has lived there for five years and feels Phase 1 has been a nice development for our area and see a lot of these guys on a daily basis walk their dogs and things and really haven't had any issues. The only concern that he has is just the site plan and it sounds like this is the only time we get to address that, with regards to parking. We had concerns with Phase 1, this type of unit, with 16 Units should have had 20 parking spaces and they only have 2, which basically put them on all the street parking. What you can see on the street as you look at the picture is the right side of 3rd Street, which is the east side, there is no parking. That bike path is a dead end bike path but there is no parking there.

The west side of 3rd Street has about 8 parking places, pretty much any day I come from work, there are six to eight vehicles parked at Phase 1. I know there was a supplement or something that said they only had five, but pretty much every day there are six to eight cars out there, which has really inhibited the parking, which was restricted in the first place with the other businesses that are to the East of what you are

looking at. With only 9 spots for 24 Units, I'm really concerned and not sure where they found 16 for street parking places but I've already been contacted by the State to survey my property for the redirecting of I-70 Business Loop, using Pitkin and South, which would take all of the street parking on South away. It may not be a need at this point but in the future it's really going to be a problem to have that size apartment complex there with limited parking. He doesn't have a problem with changing the zoning and going through with it he thinks would be great, he is just concerned about the parking.

Clarence Lipinski, 415 S. 3rd Street #103, Grand Junction, has lived there since the day it opened. Before that, for nearly 30 years he lived in the mountains, poaching, illegally fishing because he didn't like people. He happened to come down to the North Avenue shelter and he stayed for a little bit and through them and Catholic Outreach and Housing Authority he got into his own place. Most people know seem him around town, because he has his dog Boo and I take him downtown and everybody knows me. He doesn't shop anywhere besides City Market and downtown, it's so convenient and everybody is nice. Everybody at the store knows me and they know the people who live at St. Martin's and St. Benedict's. When I first moved in there, with those houses there, it was nothing for me to count 300 cars a night stopping for drugs. He was not talking about beat up cars, he is talking about cars that are \$50-60,000, fancy cars and the police would be called, and he has called the police. When he moved in, he was asked to watch over his corner because he is right on Pitkin and he has been the one to call the police and 911 when they've had an accident there or when too many cars were coming in for drugs. You could tell they were drug cars because you don't see a brand new Land Rover or Hummer coming in and the guy sitting in there is getting his package of dope or whatever. Now that those houses are gone, those people are not there. What he likes about St. Martin's, every month, first of the month he gets to pay rent which he hasn't done in nearly 30 years. He gets to go shopping and make new friends all over downtown. If anybody has been at Roasted they know him and his dog Boo, they go in there and he says hi to everybody and all the people downtown on Main Street or nearly all of them know my dog and they know me, sometimes they don't remember my name but they remember his dog. When I go shopping, he is outside of City Market, security watches and people know his dog and he feels like he has a family. That is one thing he forgot to mention, he doesn't have a family.

He's 61 years old and when Veterans get to his age or people with disabilities, they get on services and you have communities that say let someone else help them. Are we going to be like that, be the people that say we don't want to deal with the problem, let somebody else deal with them? We have to take care of our own backyard. Parking spaces, there isn't that many cars that we have there; he rides a bicycle and gave up his license so he could ride a bicycle. The Phase 2 project looks like it's going to work but we need the City and everyone else behind us, say ok and give a helping hand and say let's try it and help people get back on their feet.

Every month I can pay all my bills, have a little bit of money in the bank and shop downtown so he doesn't have to go out to the mall or Albertson's or North Avenue. He gets to pay his rent and he gets to help people. If he is paying his rent and buying here then his money is going back to the neighborhood and he think it's a good cause.

No one from the public spoke in opposition to the request.

Planning Commission Discussion

Commissioner Buschhorn stated it seems like a great idea and what's been done so far has been great. He understands that there may be a concern over parking issues but in the bigger scope of things he thinks it's a good idea.

Commissioner Eslami agreed that we are here for a rezone and it meets all the criteria of the Zoning and Comprehensive Plan. He commends the Catholic Outreach for what they do and how they help in the community and hopes we can all do more to solve this problem that we have with the homeless. He has done some work on this but hasn't done a lot lately and feels bad about it and plans to resume doing more again. Wished the applicant good luck and a lot of success in this and other projects that you do.

Commissioner Ehlers gave a special thanks to those that have served our country.

MOTION:(Commissioner Ehlers) “Madam Chairman, on the request to forward a recommendation to City Council to rezone 0.50 +/- acres for C-1 (Light Commercial) to B-2 (Downtown Business) in anticipation of the next phase of development for St. Martin’s Place, I move that the Planning Commission send a recommendation for approval to City Council with the facts and conclusions as stated in the staff report and as the same is supplemented by the testimony.”

Commissioner Buschhorn seconded the motion. A vote was called and the motion passed by a vote of 6-0.

General Discussion/Other Business

None

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:12 p.m.

GRAND JUNCTION PLANNING COMMISSION
February 11, 2014 MINUTES
6:00 p.m. to 6:05 p.m.

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Eslami. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle, Bill Wade and Cody Wagner. Christian Reese (Chairman) was absent.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Darcy Austin was present to record the minutes.

There were five citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

A Joint City/County Planning Commission Workshop is scheduled for February 13, 2014 at 6:00 p.m. to discuss the proposed 2013 Orchard Mesa Neighborhood Plan. The workshop will be held at 200 S. Spruce Street.

A Joint City/County Planning Commission Public Hearing is scheduled for February 20, 2014 at 6:00 p.m. to consider adoption of the 2013 Orchard Mesa Neighborhood Plan. The hearing will be held in the City Auditorium in City Hall at 250 N. 5th Street.

Consent Agenda

1. Minutes of Previous Meeting

Approve the minutes from the January 14, 2014 regular meeting.

2. Volleys - Conditional Use Permit

Consider a request for a Conditional Use Permit to operate a bar in conjunction with an outdoor volleyball facility in a C-2 (General Commercial) zone district.

FILE #: CUP-2013-491

APPLICANT: Paul Herek

LOCATION: Portion of 304 and 330 North Avenue

STAFF: Brian Rusche

3. Droskin Rezone - Rezone

Forward a recommendation to City Council to rezone 0.375 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

FILE #: RZN-2013-547
APPLICANT: Craig Droskin
LOCATION: 2726 Patterson Road
STAFF: Brian Rusche

MOTION: (Commissioner Wade) "I move that we approve the Consent Agenda as read."

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.

Attach 2

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 25, 2014
PRESENTER: Senta Costello

AGENDA TOPIC: Grand River Mosquito Control District Utility Easement Vacation – VAC-2013-490

ACTION REQUESTED: Forward a Recommendation to City Council on the Requested Easement Vacation.

BACKGROUND INFORMATION					
Location:		531 Maldonado			
Applicants:		Grand River Mosquito Control District – Zane McCallister			
Existing Land Use:		Vacant Commercial			
Proposed Land Use:		Office/Storage/Maintenance for GRMCD			
Surrounding Land Use:	North	Office/Service businesses			
	South	Single Family Residential			
	East	Single Family Residential			
	West	Railroad			
Existing Zoning:		C-1 (Light Commercial)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	C-1 (Light Commercial)			
	South	R-8 (Residential 8 du/ac)			
	East	R-8 (Residential 8 du/ac)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Forward a recommendation to City Council to vacate a 10' public utility easement on 2.388 acres in a C-1 (Light Commercial) zone district, which is no longer needed.

RECOMMENDATION: Approval

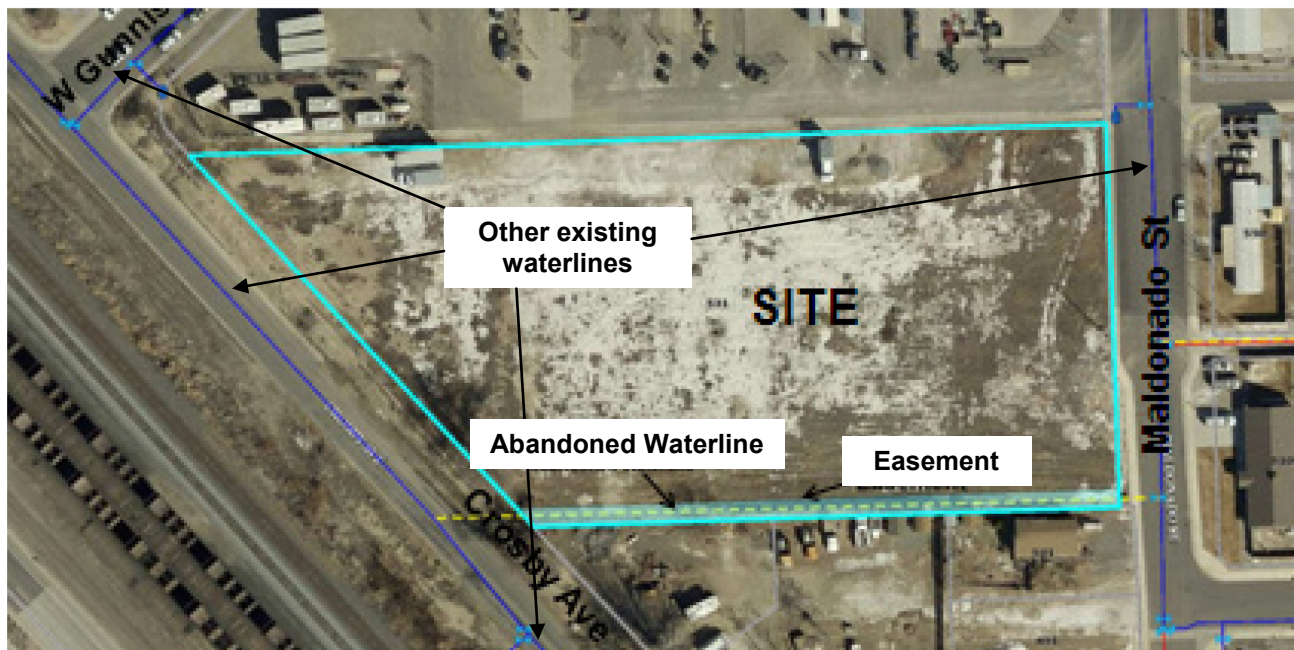
ANALYSIS

Background

The property was annexed in 1969 as part of the West Lilac Park Annexation. Historically the property has been zoned residentially until 2010 when it was rezoned from R-8 (Residential 8 du/ac) to C-1 (Light Commercial).

In 2012, the Grand River Mosquito Control District submitted an application to construct facilities on the site to house their offices, storage and maintenance buildings. That application was approved in January 2014.

The property is Lot 10 Block 6 of the Six and Fifty West Subdivision Filing No. Two recorded in 1978. On that plat, a 10' utility easement was created along the south line of Lot 10, Block 6 along with other easements within the subdivision. The easement contained an 8" water line. In 2013, it was determined that the water line could be rerouted within public right-of-way, the existing line abandoned in place rendering the easement unnecessary as there are no other utilities located in the easement. Work to relocate the water line and abandon the old line was completed in the fall of 2013.



The applicant is now requesting to vacate the easement, removing an unnecessary encumbrance on the property.

Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the easement shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.
 - i. The request does not conflict with the Comprehensive Plan because the easement is no longer needed, is not pertinent to the Grand Valley Circulation Plan and the property is not located within any other plan boundary.

Therefore, this criterion has been met.

- b. No parcel shall be landlocked as a result of the vacation.
 - i. There are no parcels that will be landlocked as a result of the vacation.

Therefore, this criterion has been met.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.
 - i. There are no parcels that utilize the area of the easement for access and elimination of the easement will not eliminate or restrict access to any properties.

Therefore, this criterion has been met.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).
 - i. The easement contained a public water line. The line was re-routed in 2013 within public right-of-way, the new line has been inspected and accepted and the old line abandoned. Utility services are now being provided by the new line. Vacation of the easement will not have adverse impacts on the general community or quality of public services.

Therefore, this criterion has been met.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

- i. The services provided by the water line that existed within the easement are now provided by the rerouted line within the right-of-way. Adequate services will not be inhibited by the easement vacation.

Therefore, this criterion has been met.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
 - i. The vacation will remove actual or perceived responsibility for public improvements on private property. Maintenance and repairs of the line can now be made easily with the access to the new water line relocated in the right-of-way.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand River Mosquito Control District easement vacation application, VAC-2013-490 for the vacation of a public utility easement, I make the following findings of fact and conclusions:

1. The requested easement vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested easement vacation, VAC-2013-490 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item VAC-2013-490, I move we forward a recommendation of approval to the City Council on the request to vacate a 10' Utility Easement with the findings of fact and conclusions in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Resolution

Site Location Map



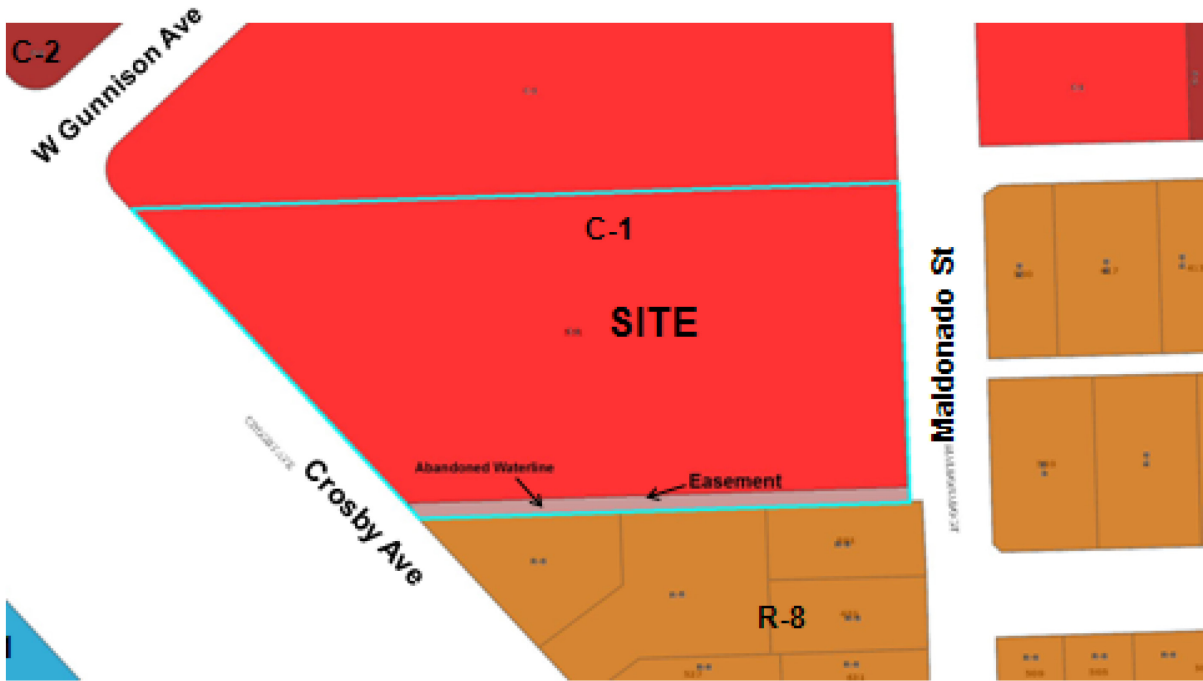
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION

Resolution No.

**AN RESOLUTION VACATING A 10' UTILITY EASEMENT
LOCATED AT 531 MALDONADO STREET**

RECITALS:

A vacation of the dedicated easement for has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated easement for utilities is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

A parcel of land located in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado and being more particularly described as follows:

That ten foot (10.0') utility easement lying North of the South line of Lot 10, Block Six, Six and Fifty West Subdivision, Filing No. Two, as shown on the plat recorded in Plat Book 12, Page 101, Mesa County records, beginning at the West side of the ten foot (10.0') utility easement along the East lot line of said Lot 10 and terminating at the East line of the fifteen foot (15.0) Utility and Irrigation Easement lying along the West lot line of said Lot 10.

Introduced for first reading on this day of , 2014.

PASSED and ADOPTED this day of , 2014.

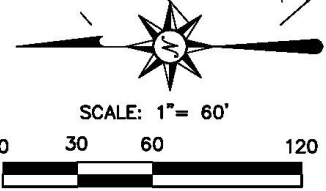
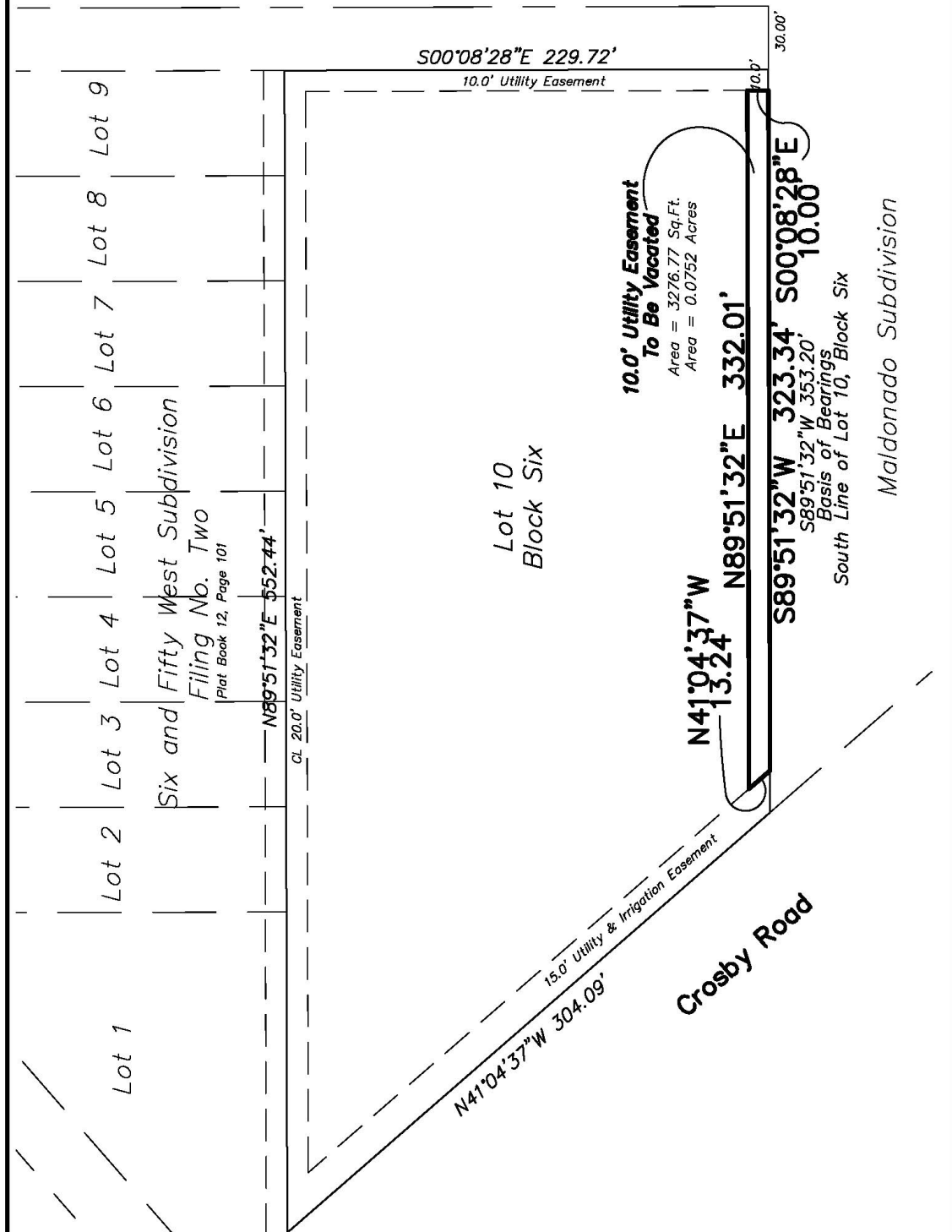
ATTEST:

President of City Council

City Clerk

EXHIBIT A EASEMENT VACATION

Maldonado Street



High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 13-90	Drawn	APP'D	SHEET	OF
DATE: January, 2014	rsk	skw	1	1