

**GRAND JUNCTION PLANNING COMMISSION  
APRIL 13, 2010 MINUTES  
6:00 p.m. to 6:37 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chairman), Lynn Pavelka-Zarkesh (Vice Chair), Pat Carlow, Mark Abbott, Ebe Eslami, Richard Schoenradt and Lyn Benoit. Commissioner Rob Burnett was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Division Manager), Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), Senta Costello (Senior Planner), Lori Bowers (Senior Planner), Jody Kliska (Transportation Engineer) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap (Planning Technician) was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

**Announcements, Presentations, and/or Prescheduled Visitors**

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve minutes of the March 9, 2010 Regular Meeting.

**2. Marriott Alley Vacation – Vacation of Right-of-Way – Pulled for Full Hearing**

Request a recommendation of approval to City Council to vacate the western 150 feet of alley between Main Street and Rood Avenue west of North 3rd Street.

**FILE #:** VR-2009-254

**PETITIONER:** Steve Reimer & Kevin Reimer – Western Hospitality, LLC

**LOCATION:** 236 Main Street

**STAFF:** Senta Costello

**3. R&A Subdivision – Vacation of Right-of-Way – Continued to May 11, 2010**

Request a recommendation of approval to City Council to vacate 260 square feet of a section of Right-of-Way on the south side of Grand Mesa Avenue, 4 feet deep, a distance of 65.08 feet, in front of Lots 3, 4 and 5, Block 3, Orchard Mesa Heights Subdivision.

**FILE #:** VR-2009-231  
**PETITIONER:** Ronald Ashely  
**LOCATION:** 545 Grand Mesa Avenue  
**STAFF:** Lori Bowers

4. **American Furniture Warehouse – Vacation of Right-of-Way**

Request a recommendation of approval to City Council to vacate 29,400 sq ft of the north end of Maldonado Street and 18,356 sq ft of an unnamed ROW extending east of Highway 6 and 50, along with eight other adjoining and nearby easements.

**FILE #:** VR-2010-019  
**PETITIONER:** Michael Michalek – American Furniture Warehouse; Steve Broadbent – Gigg Holdings, LLC  
**LOCATION:** East of Base Rock Street  
**STAFF:** Lori Bowers

5. **City Market – 24 Road – Vacation of Easement**

Request a recommendation of approval to City Council to vacate a utility easement, which was dedicated on Lot 2A, Replat of Mesa Village Subdivision plat.

**FILE #:** CUP-2007-331  
**PETITIONER:** John T. Atwood – Dillon Real Estate Co., LLC  
**LOCATION:** 630 24 Road  
**STAFF:** Lori Bowers

6. **Dominguez Estates South Extension – Preliminary Subdivision Plan**

Request approval of the extension of the Preliminary Subdivision Plan to develop 15 single family lots on 4.4 acres in an R-4 (Residential 4 du/ac) zone district.

**FILE #:** PP-2006-185  
**PETITIONER:** South Dominguez Estates, LLC  
**LOCATION:** 2921 E 7/8 Road  
**STAFF:** Scott Peterson

Chairman Wall briefly explained the Consent Agenda and asked the public, Staff, and Planning Commissioners if they wanted any item pulled for a full hearing. Chairman Wall announced that it was requested that Item 3, R&A Subdivision Vacation of Right-of-Way, be continued to the May 11, 2010 meeting. A member of the public also requested that Item 2 be pulled for a full hearing. After discussion, there were no objections or additional revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items.

**MOTION: (Commissioner Schoenrad) “Mr. Chairman, I make a motion that we approve the Consent Agenda as read with the exceptions of Items 2, which was pulled for a full hearing, and Item 3, which is being continued to May 11, 2010.”**

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

### **Public Hearing Items**

- 2. Marriott Alley Vacation – Vacation of Right-of-Way – Pulled for Full Hearing**  
Request a recommendation of approval to City Council to vacate the western 150 feet of alley between Main Street and Rood Avenue west of North 3rd Street.

**FILE #:** VR-2009-254  
**PETITIONER:** Steve Reimer & Kevin Reimer – Western Hospitality, LLC  
**LOCATION:** 236 Main Street  
**STAFF:** Senta Costello

### **STAFF’S PRESENTATION**

Senta Costello, Senior Planner, made a presentation regarding the request to vacate the western 150 feet of an alley right-of-way as a part of the development of a new hotel on the northwest corner of 3<sup>rd</sup> and Main Streets. She indicated that, if approved, staff had requested that a utility easement be retained over that portion of the alley to be vacated. Ms. Costello also indicated that the vacated right-of-way is to be used for landscaping and drainage as well as maintenance of the existing utilities. Ms. Costello finished her presentation by stating that she was recommending approval of the request.

### **APPLICANT’S PRESENTATION**

Kevin Reimer, Western Hospitality, said that they were intending to build a five-story, 100 suite hotel, of approximately 167,000 square feet in size. He noted that the vacation of the alley would allow better utilization of a fairly tight urban site for a hotel and would help maximize the amount of on-site parking, landscaping, and facilitate stormwater management.

### **QUESTIONS**

Chairman Wall asked for clarification as to why this item was pulled for a full hearing. Mr. Reimer stated that there was a gentleman from the Credit Union who had a couple of questions.

Commissioner Schoenradt asked if the applicant would tear up the asphalt and landscape the area for use as retention? Mr. Reimer said that the east 100 feet of the alley would remain and be used as access on to the site. The portion of the vacated alley would still be used as ingress and egress for the proposed parking lot. Mr. Reimer also stated that he was in agreement to retention of the alley as a utility easement.

### **PUBLIC COMMENT**

Bob Kanandra, representing the Credit Union of Colorado, stated that the Credit Union was concerned because they had lost their access from Main Street as a result of the revitalization project and were currently using the alley. He said that the Credit Union was concerned that if the alley were vacated and in the future something were to again happen to the Main Street access, Credit Union members would be unable to use the drive-up facility.

### **STAFF'S REBUTTAL**

Senta Costello responded that the City makes every effort to accommodate business owners who are affected by any right-of-way construction project. She further stated that should any future construction project occur, which limits access to the Credit Union, the City would do everything it could to reduce the impact.

### **QUESTIONS**

Chairman Wall asked if the Credit Union was only concerned about access related to any future construction project. Mr. Kanandra indicated that this was their main concern.

### **APPLICANT'S REBUTTAL**

Mr. Reimer stated that the alley vacation would not be recorded until the Main Street uplift program was completed and the Credit Union's Main Street access was restored. He also stated that any construction impeding the alley access would be delayed until the Main Street access was restored.

### **PUBLIC COMMENT**

Mr. Kanandra noted that this would take care of the current project; however without alley access they were also concerned of any future closures to their Main Street access. Chairman Wall assured Mr. Kanandra that he believed that accommodations would be made to allow access onto their property.

### **QUESTIONS**

Commissioner Carlow asked if there was anything on paper that would ensure that accommodations would be made. Rick Dorris, Development Engineer, said that he could not guarantee that access to the drive-through facility would not be affected for a day or two but stated that accommodations would be made. He also stated that currently, if a critical business function is impacted by a construction project, work has been performed on weekends or in the evenings.

Commissioner Schoenradt asked if the vacated portion of the alley would become part of the parking lot or part of the building. Mr. Dorris confirmed that the vacated area would become part of the parking lot and landscaping.

Commissioner Schoenradt asked if there would be any access from the alley to the Credit Union. Rick Dorris pointed out that a portion of the vacated area would be used as landscaping and a bio-infiltration basin for stormwater maintenance and further stated that there would not be access from the alley to the Credit Union.

Commissioner Schoenradt asked if there was another access off of Rood Avenue to the Credit Union. Mr. Kanandra said there was but that it was difficult to get to the drive-up windows. Mr. Dorris confirmed this.

Commissioner Benoit asked what the projected timeframe was for the Main Street project. Rick Dorris stated that June 9<sup>th</sup> was the contracted date for completion although this section of Main Street could be opened sooner.

### **PUBLIC COMMENT**

Jim Cihlar, representative for Plaza Reprographics, stated that he wanted to make sure that Plaza Reprographics would not lose their alley access as it was a critical for their business. Lisa Cox, Planning Manager, stated that the requested vacation did not affect that portion of the alley and therefore did not affect their access. However, if that portion of the alley were to have a request to be vacated, that request would go through the same public process as what is being requested tonight. The process would require public notification, a public hearing before the Planning Commission and a public hearing before the City Council for final determination.

**MOTION: (Vice-Chair Pavelka-Zarkesh) “On item VR-2009-254, I move we forward a recommendation of approval to the City Council on the request to vacate alley right-of-way with the findings of facts, conditions and conclusions included in the Staff Report.”**

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

### **7. Grand Valley Circulation Plan – Revised Plan**

Adoption of the Grand Valley Circulation Plan with proposed revisions.

**FILE #:** PLN-2010-030  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Comprehensive Plan Planning Area  
**STAFF:** Jody Kliska

### **STAFF’S PRESENTATION**

Jody Kliska, City Transportation Engineer, Public Works and Planning Department, made a presentation regarding the Grand Valley Circulation Plan with proposed revisions. Ms. Kliska identified the purpose of the Plan stating that changes to the Plan were based on future growth projections. She further stated that the Plan would help facilitate development of land by providing a fair amount of certainty relating to circulation, connectivity and access. Ms. Kliska stated that the Plan had been in existence since 1997 and was originally presented as the Major Street Plan. It was adopted by the Planning Commission in 1998 and amended in 1999 and 2000. She stated that the Plan was renamed the Grand Valley Circulation Plan in 2001 and that multiple revisions had been made since that time with the most prominent being the

addition of the Pear Park Plan in 2004. With the recent adoption of the Comprehensive Plan, Ms. Kliska felt that it was appropriate to bring forth the proposed revisions.

Ms. Kliska stated that the City of Grand Junction was a home-rule city having the authority to make and adopt a plan for the physical development of streets within the boundaries and within three miles of the City's boundaries. She said that the Comprehensive Plan added about six square miles to the Urban Development Boundary adding new areas to the northwest and southeast. She identified some of the major changes which included reclassifying H Road as a principle arterial; I Road as a major collector from 20 Road to 27 Road; and the addition of the Whitewater and Kannah Creek Plan. She also identified a correction regarding a section of F ½ Road between 25½ Road to 26 Road. She further advised that Mesa County intended to take this plan forward after the adoption by the City Council.

### **QUESTIONS**

Chairman Wall asked if Patterson/F Road would always be "red" at peak traffic times. Ms. Kliska confirmed that the situation would remain during peak hours.

**MOTION: (Commissioner Eslami) "Mr. Chairman, on item PLN-2010-030, I move we forward a recommendation of approval to the City Council a request to approve the Grand Valley Circulation Plan with the findings of facts and conclusions in the Staff Report."**

Vice-Chair Pavelka-Zarkesh 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 6:37 p.m.