

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 14, 2007 MINUTES
7:00 p.m. to 7:46 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, Reggie Wall, Tom Lowrey, Patrick Carlow (1st alternate) and Ken Sublett (2nd alternate). Commissioners Bill Pitts and William Putnam were absent.

In attendance, representing the City's Public Works and Planning Department, was Lisa Cox (Planning Manager).

Also present were Jamie Beard (Assistant City Attorney) and Adam Olsen (Senior Planner).

Lynn Singer was present to record the minutes.

There were 10 interested citizens present during the course of the hearing.

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

II. APPROVAL OF MINUTES

Available for consideration were the minutes of June 26, 2007, July 10, 2007 and July 24, 2007.

MOTION: (Commissioner Cole) "Mr. Chairman, I move for approval of the minutes of June 26, 2007 as presented."

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Pavelka-Zarkesh and Sublett abstaining.

MOTION: (Commissioner Lowrey) "Mr. Chairman, I move for approval of the minutes of July 10, 2007 as presented."

Commissioner Wall seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Cole abstaining.

MOTION: (Commissioner Cole) "Mr. Chairman, I move for approval of the minutes of July 24, 2007 as presented."

Commissioner Lowrey seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Sublett and Carlow abstaining.

III. CONSENT AGENDA

Available for consideration were items:

- 1. **VR-2007-177** **VACATION OF RIGHT-OF-WAY – Mesa State College Alley Vacation**
- 2. **PFP-2006-270** **PRELIMINARY SUBDIVISION PLAN – Orchard Mesa Retail Center**
- 3. **CUP-2007-160** **CONDITIONAL USE PERMIT – Hyundai Dealership**

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted any of the items pulled for additional discussion. At the request of Commissioner Sublett, item 3 was pulled for Full Hearing. No objections or revisions were received from the audience or planning commissioners on the remaining Consent Agenda items. No objections or revisions were received from the audience or planning commissioners on either of the two remaining Consent Agenda items.

MOTION: (Commissioner Cole) “Mr. Chairman, I move for approval of Consent Agenda items 1 and 2.”

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

IV. FULL HEARING

- 3. **CUP-2007-160** **CONDITIONAL USE PERMIT – Hyundai Dealership**
Request approval of a Conditional Use Permit to build a 14,800 sq ft auto dealership building and 66 space parking lot on 3.8 acres in an I-1 (Light Industrial) zone district.
PETITIONER: Bob Pitre – Pitre Holdings, LLC
LOCATION: 2162 Highway 6 & 50
STAFF: Adam Olsen, Senior Planner

STAFF’S PRESENTATION

Adam Olsen with the Public Works and Planning Department gave a PowerPoint presentation regarding the request for a Conditional Use Permit for a Hyundai Dealership. He pointed out that the surrounding properties are commercial and industrial in nature. The Future Land Use Map designates this area as commercial/industrial. The Persigo Treatment Plant is located to the south. The property is zoned I-1, light industrial. Mr. Olsen stated that an auto dealership falls

under the category of General Retail Sales, Outdoor operations, display or storage in the Zoning and Development Code and is allowed as a conditional use in the I-1 zone district. A sign package has been included as part of the CUP application. The total allowance for signage on this property for all signs is 510 square feet with a maximum height of 40 feet. The total signage proposed is 369 square feet, consisting of a free-standing sign of 40 feet in height with an area of 144 square feet and a flush wall sign of 225 square feet. Mr. Olsen further stated that landscaping will be present throughout the parking lot areas and along the southern portion of the property adjacent to the highway. He stated that staff finds that the requested CUP is consistent with the Growth Plan, the applicable review criteria of the Zoning and Development Code have been met, and the submitted sign package as presented meets the sign requirements as specified in the Zoning and Development Code.

QUESTIONS

Commissioner Sublett asked if an elevation difference would have an affect on what the total sign height is. Mr. Olsen stated that if there is a difference in elevation it would be considered; however, this is relatively flat.

Commissioner Sublett asked if Mr. Olsen had looked at other signage in the area and if he knows how many signs are in this category of height. Mr. Olsen stated that he has looked at the existing signs. He further stated that the existing signs in the immediate vicinity of this parcel are not 40 feet tall.

Chairman Dibble asked if the 84 Lumber sign were taken down, would it be allowed to be replaced at the current height of 55 feet. Adam Olsen stated that if it were removed, staff would consider street frontage and the zoning designation and a new sign allowance would be calculated.

Chairman Dibble asked what the maximum height for a sign on a parcel that does not face a four-lane road. Mr. Olsen stated that it is 25 feet for a parcel fronting a two-lane road in an industrial zone.

With regard to sign packages, Chairman Dibble next raised the issue of compatibility with the signs and uses on adjacent parcels. Mr. Olsen stated that his interpretation of that section of the Code is that those properties could request a 40 feet sign.

PETITIONER'S PRESENTATION

Tom Volkmann addressed the Commission as applicant's representative. Mr. Volkmann stated that the Code allows for a sign to be a maximum of 40 feet in height because of the property's adjacency to Highway 6 & 50 and there are no limitations stated in the Code relative to a sign of this height. He stated that there will be no real impact on adjacent industrial uses by the existence of this sign. Mr. Volkmann requests approval of this application because it complies in all regards with the applicable requirements of the Code.

QUESTIONS

Commissioner Sublett asked if applicant had any scientific evidence to back up a relationship between signage and revenue. Mr. Volkmann stated that he does not.

Chairman Dibble asked if a 40 foot sign has any advantage over a shorter sign. Mr. Volkmann stated that he can only speculate that it would maximize visibility.

MOTION: (Commissioner Cole) “Mr. Chairman, on the request for a Conditional use Permit for a Hyundai Dealership to be located at 2162 Highway 6 & 50, file number CUP-2007-160, I move that the Planning Commission make the Findings of Fact/Conclusions listed above and approve the Conditional Use Permit.”

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

With no objection, the public hearing was adjourned at 7:46 p.m.