

**GRAND JUNCTION PLANNING COMMISSION
OCTOBER 24, 2006 MINUTES
7:00 p.m. to 8:26 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 Dibble (Chairman), Roland Cole, Lynn Pavelka-Zarkesh, Patrick Carlow (1st alternate), and Ken Sublett (2nd alternate). Commissioners William Putnam, Tom Lowrey, Bill Pitts and Reggie Wall were absent.

In attendance, representing the City's Community Development Department, was Kathy Portner (Assistant Community Development Director).

Also present were Jamie Kreiling (Assistant City Attorney) and Scott Peterson (Senior Planner).

Lynn Singer was present to record the minutes.

There were 30 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 the June 27, 2006, August 8, 2006, September 12, 2006 and September 26, 2006 public hearings.

MOTION: (Commissioner Cole) "Mr. Chairman, I would move the minutes of June 27, 2006 be approved as written.

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 3-0 with Commissioners Carlow and Sublett abstaining.

MOTION: (Commissioner Cole) "Mr. Chairman, I would move the minutes of August 8, 2006 be approved as written.

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 3-0 with Commissioners Carlow and Sublett abstaining.

MOTION: (Commissioner Cole) “Mr. Chairman, I would move the minutes of September 12, 2006 be approved as written.

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 4-0 with Commissioner Sublett abstaining.

With regard to the minutes of September 26, 2006, Commissioner Cole requested to vote *in absentia*. As there was no objection, Commissioner Cole was allowed to vote on the September 26, 2006 minutes *in absentia*.

MOTION: (Commissioner Cole) “Mr. Chairman, I would move the minutes of September 26, 2006 be approved as written.

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 5-0.

III. CONSENT AGENDA

Available for consideration were items:

1. GPA-2006-087 (Zone of Annexation – Fox Annexation)
2. ANX-2006-276 (Zone of Annexation – Pear Park No. 3)
3. PFP-2006-206 (Preliminary Subdivision Plan – Meridian Park Replat #2)
4. GPA-2006-238 (Growth Plan Amendment – Thunderbrook Estates Annexation)
5. GPA-2006-238 (Zone of Annexation – Thunderbrook Estates Annexation)
6. VAR-2006-236 (Variance – Stop N Save Sign Variance)
7. CDP-2006-229 (Variance – High Country Condo Landscaping)
8. PLN-2006-291 (Grand Valley Circulation Plan Revisions)

Two items were brought to the attention of the Commission. First, Kathy Portner stated that with regard to item number 6, a revised staff report was provided to the Commission which includes the required criteria for the actual 24 Road design standards and guidelines. Secondly, regarding item number 8, Jamie Kreiling addressed the Commission to clarify that the request is for approval of the district map only and is not a full amendment of the Grand Valley Circulation Plan.

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. .

MOTION: (Commissioner Cole) “Mr. Chairman, I would move approval of the Consent Agenda, items 1 through 8, both inclusive, as modified.”

Commissioner Carlow seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

**TAC-2006-274 ZONING & DEVELOPMENT CODE AMENDMENT (PULLED)
– LARGE RETAIL ESTABLISHMENTS**

Request approval of the proposed amendments to the Z & D Code to address abandonment and reuse of large retail establishments

**PETITIONER: City of Grand Junction
STAFF: Kristen Ashbeck**

Chairman Dibble advised that staff has requested that this item be pulled.

IV. FULL HEARING

**ICM-2006-005 INSTITUTIONAL & CIVIC MASTER PLAN – ST. MARY’S
MASTER PLAN**

Request approval of the 2005 Master Plan for St. Mary’s Hospital complex, including a 12-story, 440,000 sq ft addition & an amended PD zoning ordinance

**PETITIONER: Keith Estridge – St. Mary’s Hospital
LOCATION: 2635 North 7th Street
STAFF: Scott Peterson**

PETITIONER’S PRESENTATION

Bob Ladenburger, president and CEO of St. Mary’s Hospital, appeared on behalf of Petitioner, in support of their request for approval of the 2005 Master Plan. He noted that the major component of the Master Plan is the Century Project which will result in a major addition to the hospital.

Mr. Ladenburger gave a brief history of St. Mary’s which goes back to 1896 when the first St. Mary’s Hospital was opened on Colorado Avenue. The second hospital was opened in 1924. Construction of the hospital at the interchange of 7th Street and Patterson Avenue began in 1949 and was completed in 1951. He stated that while the buildings have been changed over the years, the mission of St. Mary’s is still as it was back in 1896 – “In the spirit of the Sisters of Charity, reveal God’s healing love by improving the health of the individuals and communities we serve especially those who are poor and vulnerable.”

According to Mr. Ladenburger, the Century Project and the 2005 Master Plan update is driven by three major goals and which are summarized as follows:

1. Striving to improve the patient care environment (private rooms with family accommodations, separate corridors, etc.);
2. Trying to stay ahead of the growth and the population on the western slope; and
3. Trying to accommodate current and emerging technologies (robotic surgery, installation of new equipment, etc.).

He then summarized the internal planning process by which applicant determines projected needs:

- Review the service area's historical use of medical services.
- Make projections about population growth and services that will be needed and St. Mary's ability to meet those services.
- Measure capacity to provide services, both today and into the future.
- Develop a plan to match projected community needs and look at their ability to meet those needs.
- Look at the best location for those services. In the 2000 Master Plan they began developing the concept of an east campus (primarily an outpatient campus) and a west campus (inpatient services).
- Draft a Master Plan and review that plan with interested groups such as physicians, employees, neighbors, planning officials and incorporate the feedback back into the Master Plan process.
- Submit the plan for approval.

Mr. Ladenburger stated that St. Mary's Hospital today is a full-service regional hospital offering a broad range of services. Some services offered on the higher acuity, being the only provider between Denver and Salt Lake City, are the cardiac and major vascular surgery program, neurosurgery program, comprehensive regional cancer center, level II trauma center, neonatal intensive care unit, pediatric surgery, and the family medicine residency program.

Rob Jenkins, architect, next addressed the Commission as St. Mary's owners' representative for the Century Project. According to Mr. Jenkins, St. Mary's was the first institution in Grand Junction to submit for approval a Master Plan. The 2005 Master Plan update is their third Master Plan, the second update of the original plan. In each case, a number of specific site issues were concentrated on. For example, to increase parking capacity; to enhance site access; to improve traffic flow; to anticipate future changes.

Mr. Jenkins identified some highlights which have been completed over the past five years which include, for example, the new north entrance on Patterson Avenue; the new Soccomano Education Annex; construction of the Advanced Medicine Pavilion; parking garage, and the redesign of the 7th and Wellington intersection, among others.

Specific to the Century Project, Mr. Jenkins identified a number of site specific issues such as improvements to entrances and accesses, including a new main entrance; a new emergency department with covered parking; a new ambulance entrance; a rim road; introduction of sidewalks and stopping points.

In addition to the PowerPoint presentation, Mr. Ladenburger showed a "vision" in video form.

Applicant is aiming at a building that is approximately 440,000 square feet of new space, 12 stories in height. They are also proposing the renovation of 120,000 square

feet within the existing hospital. He further stated that one of the objectives is to incorporate flexible space in the addition in order to better accommodate change and to accommodate future expansion. Mr. Jenkins went on to state that the height of the new building will be 198 feet; the height to the new elevator tower will be 241 feet; the patient tower will be 7 stories in height with the objective to finish only 4 of those floors initially because of budget concerns. Applicant is proposing 8 new elevators, 4 of which will be for movement of patients and materials. This project also provides for a new critical care unit; a new surgery suite with 12 operating rooms; a new emergency department; 33 private emergency patient rooms with 3 devoted specifically to trauma; the remodel of the inpatient radiology department; a new entrance and main lobby; a new kitchen with cafeteria and outside patio eating area; and a new materials management department together with new loading dock facilities. Applicant wants to emphasize that mechanical and electrical systems will be upgraded and will also provided for future expansion. The underground detention facilities was also discussed.

A transportation impact study was conducted in June 2006 which indicated that there were no immediate serious problems. However, applicant has made recommendations for improvements to two of the most immediate intersections - 7th and Patterson and 7th and Wellington. Additionally, Mr. Jenkins stated that a demand study was done to identify parking needs.

Mr. Jenkins stated that the preliminary planning began in 2004 and the business plan was submitted to the Sisters of Leavenworth in 2005. Applicant anticipates that construction will begin mid-year 2007 with a projected completion of the facility in mid-2009. They anticipate commencement of the renovation in 2008 and completion of all of the Century Project in late 2010/2011.

QUESTIONS

Commissioner Cole asked for a summarization of recommendations regarding the 7th and Wellington intersection. Mr. Jenkins stated that they would like to see the addition of a dedicated pedestrian walk light eased by the incorporation of islands in the street to allow right turn movements. Commissioner Cole also asked if the widening of Wellington would be required. Mr. Jenkins stated that that is a possibility as the widening could occur in the right-of-way adjacent to St. Mary's property.

Chairman Dibble asked if pedestrian overpasses were being discussed. Mr. Jenkins stated that in order for an overpass to work and the height to be achieved, extensive ramps, stairs and elevators on both sides of the street would be required but they are not being considered in the Century Project.

Chairman Dibble next addressed the possibility of busing employees. Rob Jenkins stated that they have in the past used busing on two occasions. They are looking at increasing the shuttle service once construction begins.

Chairman Dibble voiced a concern for safety and in particular on 7th Street.

PETITIONER'S PRESENTATION

Bob Ladenburger again addressed the Commission. It is anticipated that the total cost of the Century Project will be \$261 million with \$180 million dedicated to construction with the majority of the balance dedicated to medical equipment and furnishings. Applicant anticipates that during the peak construction period there would be up to 350 workers on the site. Additionally, St. Mary's anticipates adding 200 people to their work force over the next 10 years. At the same time they will be recruiting 75 physicians.

Mr. Ladenburger stated, "We believe that the Century Project and this Master Plan update really continues our ability to offer leading healthcare services to Grand Junction and the western slope area. And lastly, you know, it's our goal to continue to enhance Grand Junction's position as a regional center for healthcare with St. Mary's being the key part of that serving the western slope. So in summary, the Century Project continues our commitment to thoughtful master planning that the Planning Commission and the City has been a part of for many years....and tonight we respectfully seek your approval of our Master Plan update so that we may continue our 110 year history of serving as the leading healthcare provider on the western slope."

STAFF'S PRESENTATION

Scott Peterson, senior planner, made a PowerPoint presentation to the Commission on the request for approval of the Master Plan 2005 for St. Mary's Hospital and re-establishing standards for the PD for properties owned by St. Mary's Hospital.

Mr. Peterson further explained the proposal by St. Mary's Hospital. The first Master Plan was prepared in 1995 at the request of the Planning Commission. The purpose of the plan at that time was to set forth plans for upgrades, improvements and expansions over a 5-year period and to allow the Planning Commission an opportunity to consider the proposed improvements in a comprehensive manner. Another plan was provided in 2000 which constitutes the current Master Plan. Amendments to the 2000 Master Plan were approved earlier this year for the projects that are currently underway at St. Mary's.

Since the adoption of the 2000 Master Plan, the Zoning and Development Code has been revised to include an institutional and civic master plan section which gives final authority to the City Council. This Master Plan, according to Mr. Peterson, will be valid until 2011.

Applicant is proposing to increase the total number of patient beds from the current 247 to 335 private patient rooms. Staff has reviewed the proposed Master Plan and finds it to be compliant or to have the ability for full compliance upon final engineering and design concepts. There are deviations from the current bulk standards of the B-1 zoning district, the default zoning district of the PD zone for St. Mary's, that are being proposed. The deviations consist of:

1. Exceeding the 40 foot height requirement that is stated in the B-1 zone. The proposed maximum height of the tower to the top of the elevator shaft is 241 feet.
2. A conditional use permit would not be required for a hospital in the B-1 zone district or for buildings that would exceed 30,000 square feet. Instead applicant would be required to submit a preliminary plan for the phase of the Century Project for City staff review and also Planning Commission review and approval.

Staff finds these deviations from the default zoning district of B-1 to be acceptable. Staff recommends that the Planning Commission make the following Findings and Fact and Conclusions:

1. The proposed Master Plan 2005 for St. Mary's Hospital is consistent with the goals and policies of the Growth Plan and Future Land Use Map.
2. The review criteria in section 2.20 C. of the Zoning and Development Code have all been met.
3. The proposed PD Ordinance is consistent with the goals and policies of the Growth Plan and Zoning and Development Code.

QUESTIONS

Commissioner Cole raised a question with respect to inspections with a project of this magnitude. Mr. Peterson stated that applicant will submit a preliminary plan of the project, City staff will review it. He further stated that applicant would submit building plans to the Mesa County building department for review and the building inspection department. Rob Jenkins interjected that in this instance Mesa County does not have the capability of performing inspections. He further stated that one of the requirements is that applicant employ two services which for very small projects are accomplished by the building department. One is plan review. Applicant is required to employ a consultant at their expense to do all of the legal plan review in conjunction with current building codes. Their conclusions are then brought to the Mesa County building department to work in conjunction for final review of the documents. Secondly, all of the special inspections of all building systems, whether steel, concrete, tunnel work, will be done by special inspectors that the hospital is required to hire and bring to the site in conjunction with the Mesa County building department. Accordingly, applicant is augmenting to a great degree to the Mesa County building department's capability to review all of the documents in accordance with Code and to review all construction in accordance with Code.

Commissioner Cole inquired if there would be the requirement for submittal of a preliminary plan of all phases of the Master Plan for City staff and Planning Commission review and approval. Mr. Peterson confirmed that submittal of a preliminary plan of all phases of the project will be required.

Chairman Dibble asked whether the height of 241 feet would cause any potential problems. Scott Peterson stated that Walker Field would be a review agency for the

project. Mr. Jenkins stated that a landing pad would be on the top of the building for the helicopter so all aeronautic and emergency lighting requirements will be satisfied. It will be an FAA approved site.

PUBLIC COMMENTS

FOR:

There were no comments from the public for this project.

AGAINST:

There were no comments from the public against this project.

DISCUSSION

Commissioner Cole commended St. Mary's for their foresight. He believes this project will advance the community as well as the medical facilities and care in the community.

Commissioner Carlow stated that the project will consolidate the facilities into more comprehensive and usable facilities. He noted, however, a concern regarding traffic.

Commissioner Sublett thanked the applicant and staff for the extensive amount of planning effort that has gone into this project.

Commissioner Pavelka-Zarkesh also echoed her commendation.

Chairman Dibble stated that past improvements have influenced him positively. He noted specifically that automobile traffic has improved and the parking lot is very efficient. He does, however, have concern regarding pedestrian traffic. He went on to state that he believes the rim road will be a great benefit especially in conjunction with the shuttle service.

MOTION: (Commissioner Cole) "Mr. Chairman, on item ICM-2006-005-, request for approval of the Master Plan 2005 for St. Mary's Hospital and Planned Development Ordinance, I move that we recommend approval to City Council with the findings and conclusions as outlined by staff in the staff report."

Commissioner Sublett seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

The meeting was adjourned at 8:26 p.m.