

**GRAND JUNCTION PLANNING COMMISSION  
APRIL 7, 2003 MINUTES  
7:02 P.M. to 7:35 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:02 P.M. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the Planning Commission, were Paul Dibble (Chairman), John Evans, Roland Cole, John Paulson (1<sup>st</sup> Alternate), William Putnam, Bill Pitts, and Travis Cox (2<sup>nd</sup> Alternate). Richard Blosser and John Redifer were absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor) and Kristen Ashbeck (Senior Planner).

Also present was John Shaver (Assistant City Attorney), and Rick Dorris and Eric Hahn (Development Engineers).

Terri Troutner was present to record the minutes.

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

**I. APPROVAL OF MINUTES**

Available for consideration were the minutes from the March 11 Planning Commission public hearing.

**MOTION: (Commissioner Cole) "Mr. Chairman, I would move for approval of the minutes of March 11."**

Commissioner Evans seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Pitts and Putnam abstaining.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**III. CONSENT AGENDA**

Available for placement on the Consent Agenda were items RZ-2003-026 (Major Amendment to Final Plan and Amended Planned Development Zoning Ordinance--The Commons Cottages) and PLN-2003-044 (Plan--North 12th Street District Map). An audience member asked that both items be fully heard.

**IV. FULL HEARING**

**RZ-2003-026 Major Amendment to Final Plan and Amended Planned Development Zoning Ordinance--The Commons Cottages**

**A request for approval of a major amendment to the Final Plan and Planned Development zoning ordinance for the Cottages at The Commons assisted living facility in order to add 6 more cottage units and downsize the proposed enrichment center.**

**Petitioner: Hilltop Health Services Corporation, Thomas Piper**

**Location: 616 27 1/4 Road**

**STAFF'S PRESENTATION**

Kristen Ashbeck gave a PowerPoint presentation containing the following slides: 1) site location map; 2) aerial photo; 3) Future Land Use Map; 4) existing zoning map; 5) background of request; 6) originally approved Final Plan; 7) proposed Amended Final Plan; and 8) findings and recommendations. A TEDS exception had been granted for the project's driveways based on low traffic estimates. The request complied with Code requirements and Growth Plan recommendations, and staff recommended approval with no conditions.

**QUESTIONS**

Chairman Dibble asked if existing curb cuts would be realigned, to which Ms. Ashbeck replied affirmatively.

**PETITIONER'S PRESENTATION**

Rob Jenkins, representing the petitioner, provided an overview of the proposal, which included increasing the number of cottage units from 14 to 20. Mr. Jenkins said that demand for the units was proving to be greater than originally expected. To accommodate the additional units, overflow parking spaces (shown on amended Site Plan) had been reduced from 44 to 27. The overall size of the proposed enrichment center would be reduced as well. The site would be fully landscaped, with a sprinkler system installed. A turnout to accommodate the Grand Valley Transit buses would also be provided.

**QUESTIONS**

Commissioner Evans asked about the size of individual units. Mr. Jenkins said that each duplex unit would be 1,747 square feet in size, which included an approximately 300 square foot garage. Mr. Jenkins added that an extensive network of sidewalks and pathways is planned, some of which would connect with the Nellie Bechtel apartments.

Mr. Putnam recalled past discussions regarding the recreational center. He asked if it was intended for use by an ambulatory population, why is parking an issue? Mr. Jenkins responded that parking for any facility was always an issue; proposed parking ratios had been based on the research of similar facilities and demographic research had indicated the likelihood of an increased number of drivers.

**PUBLIC COMMENTS**

**FOR:**

Bruce Hill (1648 Crestview Drive, Grand Junction) felt that the curb cuts and sidewalks proposed with the development would really enhance the area. Hilltop, he said, always did what it proposed; they had always been good neighbors.

**AGAINST:**

There were no comments against the request.

**DISCUSSION**

Chairman Dibble remarked that the amended parking proposal complied with City Code criteria. He noted that everything else seemed to be in order.

Commissioners Evans and Cole agreed.

**MOTION: (Commissioner Cole) "Mr. Chairman, on item RZ-2003-026, I move with the findings and conclusions listed in the staff report, that we forward the Major Amendment to the Final Plan and an amended Planned Development Rezoning Ordinance for the Cottages at The Commons Assisted Living Facility to City Council with a recommendation of approval."**

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

**PLAN-2003-044 PLAN--NORTH 12TH STREET DISTRICT MAP**

**A request for approval of the District Map of the Grand Valley Circulation Plan in the area bounded by Bonito Avenue, F 1/2 Road, North 12th Street and North 15th Street, deleting a local loop road.**

**Petitioner: Primary Care Partners/Hospice and Palliative Care of Western Colorado**

**Location: 3090 and 3150 North 12th Street**

**STAFF'S PRESENTATION**

Rick Dorris gave a PowerPoint presentation, which contained slides of the Grand Valley Circulation Plan, an area map and the site's Preliminary Plan. Noting the property in question, he said that the site's original entrance had been constructed in conjunction with 12th Street's redevelopment. The Plan was pertinent to a specific development proposal and while essentially still the same configuration, onsite streets would not be dedicated as public. Mr. Dorris noted that the deletion of a previously proposed loop road from the Grand Valley Circulation Plan was the only thing being requested; however, onsite circulation would still be provided.

**QUESTIONS**

Chairman Dibble asked if any of the onsite streets would be dedicated, to which Mr. Dorris replied "no." When asked if a turnaround would still be provided to the south, Mr. Dorris answered "yes." The actual amended plan, he added, would be submitted at a future date.

**PETITIONER'S PRESENTATION**

Roy Blythe, representing the petitioner, said that curb cuts from 12th Street would remain; the only change was onsite circulation. Referencing an aerial site location map, he said that traffic volumes weren't expected to change from those outlined in the original traffic analysis.

**QUESTIONS**

Commissioner Cox asked about the house currently situated on the site. When asked if it would be preserved, Mr. Blythe responded affirmatively.

**PUBLIC COMMENTS**

Charlie Stockton (no address given) apologized to the Commission for having requested removal of this item and the former item from the Consent Agenda. He mistakenly believed them to have been located in another area.

A discussion ensued with Mr. Shaver whether correct public notification had been given. The conclusion was that all was in order and that proper notification had been given.

**DISCUSSION**

Commissioner Cox was pleased that the existing home on the property would be preserved.

**MOTION: (Commissioner Cole) "Mr. Chairman, on item PLN-2003-044, I move that we approve the proposed District Map for the area north of Bonito Road, south of F 1/2 Road, east of North 12th Street, and west of North 15th Street."**

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

With no further business to discuss, the public hearing was adjourned at 7:35 P.M.