

**GRAND JUNCTION PLANNING COMMISSION
MAY 14, 2002 MINUTES
7:05 P.M. to 7:40 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:05 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), Richard Blosser, John Evans, John Redifer, Roland Cole, Bill Pitts and William Putnam. John Paulson (1st Alternate) was absent. The 2nd Alternate position is vacant.

In attendance, representing the Community Development Department, were Community Development Director Bob Blanchard, Pat Cecil (Development Services Supervisor), Lori Bowers (Associate Planner), Bill Nebeker (Senior Planner), Ronnie Edwards (Associate Planner) and Senta Costello (Associate Planner).

Also present were John Shaver (Asst. City Attorney) and Eric Hahn (Development Engineer).

Terri Troutner was present to record the minutes.

There were approximately 13 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes of the April 23, 2002 Planning Commission public hearing.

Commissioner Putnam corrected the minutes of March 12 to reflect that he was absent. Those absent from the March 12 meeting included Richard Blosser, William Putnam and Bill Pitts.

MOTION: (Commissioner Putnam) "I move we approve the minutes as presented and as amended."

Commissioner Cole seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioners Pitts, Redifer and Cole abstaining.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Pulled from the agenda was item CUP-2002-059 (Conditional Use Permit/Variance—Maranatha Broadcasting Tower).

III. CONSENT AGENDA

Placed on the Consent Agenda were items VR-2002-079 (Vacation of Right-of-Way/Mesa County Public Library), ANX-2002-084 (Zone of Annexation—Beagley Annexation), FP-2001-058 (Final Plat—Grand View Subdivision Filing #6 Recording Extension), and TAC-2002-112 (Text Amendment—Zoning & Development Code Revisions).

Commissioner Putnam said that he'd spoken with legal counsel, John Shaver, about tidying up some of the recommended motions attached to Consent Agenda items. He also wondered if the fact that planning commissioners hadn't been given the latest update of Text Amendment revisions (TAC-2002-112) was significant.

Mr. Shaver said that he would assist staff to correct the motions; he noted that none of the changes would amend the substance of the action. Mr. Blanchard said that text amendment changes were editorial only; the content hadn't been changed. This satisfactorily addressed Commissioner Putnam's concerns. No further questions were raised by planning commissioners, staff or the citizenry on any of the aforementioned items.

MOTION: (Commissioner Putnam) "Subject to that discussion, I move that we pass the Consent Agenda."

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

V. IV. FULL HEARING

CUP-2002-077 CONDITIONAL USE PERMIT—HILLTOP HOSPICE OFFICE

A request for a Conditional Use Permit to operate a community services office in an RMF-8 (Residential Multi-Family, not to exceed 8 units/acre) zone district.

Petitioner: Hilltop Health Services Corporation, Sally Schaefer

Location: 3495 North 15th Street

PETITIONER'S PRESENTATION

Sally Schaefer, CEO of Hilltop Health Services, indicated that there are a number of agencies collaborating to help fund their new home health program. Mrs. Schaefer said that the Home Health Program would be operated from the proposed office. She said that the office is needed because St. Mary's Hospital would soon be divesting itself of its own home health program. Approval of the CUP would allow Hilltop to continue providing needed services to the community. The property is currently owned by Hilltop. The converted residence would not be used for large meetings and little traffic would be generated by the use. Ms. Schaefer expected to need the CUP for only a year, during which time the office would be relocated to another, larger site. She added that extensive remodeling had been undertaken to improve the structure, and new landscaping had been installed.

QUESTIONS

Commissioner Blosser asked how many employees would be located at the office. Ms. Schaefer replied that she expected no more than 8.

Commissioner Blosser asked about Hilltop's plans to relocate the program after a year. Ms. Schaefer reiterated that the current site would be temporary, that a larger site would be sought. After relocation, the current site would revert back to residential use.

Chairman Dibble asked if the residence would only be used for offices, to which Ms. Schaefer replied affirmatively.

When Commissioner Evans asked about hours of operation, Ms. Schaefer said that normal office hours would be 8:00 A.M. to 5:00 P.M., with occasional on-call staff over the weekends.

Chairman Dibble asked if the facility was already functional as an office, to which Ms. Schaefer replied that it was set up, but not in use.

STAFF'S PRESENTATION

Senta Costello offered a PowerPoint presentation which contained a project overview, an aerial photo of the site; a Vicinity Zoning Map; photos of the property from various angles depicting topography, landscaping, and structure placement; project site plan; and staff recommendation. She noted the

presence of a natural landscaping buffer along the northern property line, which would effectively screen adjacent neighbors. Ms. Costello recommended approval subject to the following condition:

1. This Conditional Use Permit authorizes the proposed temporary use for a maximum of 5 years. At the end of 5 years, if the facility is still needed, a new CUP will be required and full development improvements will be required at that time.

QUESTIONS

Commissioner Blosser wondered why staff was recommending a 5-year timeframe when the petitioner only requested a year. He asked "wouldn't some figure less than 5 years be more appropriate?" Ms. Costello said that planning commissioners could dictate the timeframe. She added that five years gave Hilltop maximum flexibility in finding another site for their home health office.

Commissioner Putnam asked if the graveled parking area was sufficient to meet parking requirements. Ms. Costello replied affirmatively; no other improvements would be necessary.

Chairman Dibble asked if Hilltop had any long-term plans for the property. Ms. Schaefer replied affirmatively but said that those plans were quite a ways out. Chairman Dibble said that a 5-year timeline was not unreasonable and that he supported staff's recommendation.

PUBLIC COMMENTS

FOR:

Bruce Hill (1648 Crestview Drive, Grand Junction) said that Hilltop had proven itself a good neighbor and had significantly improved the subject property. He'd asked Ms. Schaefer if nurses would frequent the office; he said that she said "no". As president of his neighborhood's homeowners association, he'd approached board members and residents with the use request. The only concern expressed had been over whether off-street parking would be allowed. When approached with this question, Ms. Schaefer had said that there was sufficient room on the property for parking; but parking on the street would not be allowed. Mr. Hill expressed support for the project and agreed that it would provide a benefit to the community.

AGAINST:

There were no comments against the request.

PETITIONER'S REBUTTAL

No rebuttal testimony was offered.

DISCUSSION

Commissioner Blosser said that 5-years is excessive; he suggested that a 2-year timeframe is reasonable.

Commissioner Pitts took no issue with the recommended 5-years, adding that Hilltop would probably be relocating even before its requested single-year approval was over.

Chairman Dibble asked for further discussion from Planning Commissioners on the 5-years. The consensus was to support staff's recommendation.

MOTION: (Commissioner Cole) "Mr. Chairman, on Conditional Use Permit CUP-2002-077, I move that we find the project consistent with the Growth Plan and Section 2.13 of the Zoning and Development Code and that we approve Conditional Use Permit CUP-2002-077 subject to the recommended condition."

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

V. ELECTION OF OFFICERS

Nominated for the position of Vice-Chairman was Commissioner Roland Cole. Commissioner Cole was elected by a unanimous vote of the Planning Commission.

With no further business to discuss, the public hearing was adjourned at 7:40 P.M.