



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, August 9, 2016 @ 6:00 PM

Call to Order – 6:00 P.M.

*****CONSENT CALENDAR*****

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the June 28, 2016 and July 12, 2016 Meetings

2. DPE LLC Telecommunications Tower Conditional Use Permit (CUP) [Attach 2](#)

[File#CUP-2016-186]

Request for a Conditional Use Permit to install a 56' tall roof mounted guyed tower on 0.88 +/- acres in a C-2 (General Commercial) zone district.

Action: Approval or Denial of CUP

Applicant: DPE LLC (Denny Eschliman) - Owner

Location: 575 S. Westgate Drive

Staff Presentation: Scott Peterson, Sr. Planner

*****INDIVIDUAL CONSIDERATION*****

3. Other Business

4. Adjournment

Attach 1

**GRAND JUNCTION PLANNING COMMISSION
June 28, 2016 MINUTES
6:00 p.m. to 8:18 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Bill Wade. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Keith Ehlers, Ebe Eslami, George Gatseos, and Steve Tolle.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager), Rick Dorris (Development Engineer), Lori Bowers, (Senior Planner), Senta Costello, (Senior Planner) and Brian Rusche (Senior Planner).

Also present was Shelly Dackonish (Staff Attorney).

Lydia Reynolds was present to record the minutes.

There were 33 citizens in attendance during the hearing.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the May 10, 2016 Planning Commission Meeting.

**2. Amending a Section of the Zoning and Development Code [File# ZCA-2016-197]
(Moved to Individual Consideration)**

Request to amend the Grand Junction Municipal Code, Section 21.06.080(b) regarding the applicability of outdoor lighting standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Lori V. Bowers, Sr. Planner

3. Kojo Rezone [File# RZN-2016-203]

Request to rezone 0.2761 acres from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Action: Recommendation to City Council

Applicant: Kojo, LLC - Owner
Location: 2140 N. 12th Street
Staff Presentation: Brian Rusche, Sr. Planner

4. Retherford Zone of Annexation File# ANX-2016-194]

Request for approval of a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) on 0.48+/- acres.

Action: Recommendation to City Council

Applicant: Terry, Doug and Dennis Retherford, Owners
Location: 2089 Broadway
Staff Presentation: Scott Peterson, Sr. Planner

Vice-Chairman Wade briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing.

Commissioner Eslami requested that item number two of the Agenda, “*Amending Sections of the Zoning and Development Code, File# ZCA-2016-197*” be pulled for a full hearing.

MOTION:(Commissioner Eslami) “I move that the Planning Commission approve the consent agenda with the exception, of item two, which will move to a full hearing.”

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

Commissioner Ebe asked staff if they wanted to hear item two first. Mr. Moberg suggested that it be moved to the end of the agenda so that the public attending could get to the hearing they came for and would not have to wait until the end.

Vice-Chair Wade explained that the staff report will be given and a chance for the applicant to speak and then the public will have a chance to make comments.

*****INDIVIDUAL CONSIDERATION*****

5. Grand Junction Lodge Outline Development Plan [File #PLD-2016-33]

Request to rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.

Action: Recommendation to City Council

Applicant: Joe W. and Carol J. Ott, Trustees – Owner
Location: 2656 Patterson Road
Staff Presentation: Brian Rusche, Sr. Planner[File #ZCA-2016-64]

Brian Rusche, Senior Planner showed a slide of the proposed site and explained that the applicant is requesting approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Mr. Rusche described the location as a 2.069 acre site that is located at the northeast corner of Patterson Road and North 8th Court. The surrounding land uses include single family residential to the west and north, as well as across the canal to the east. On the opposite side of Patterson Rd. are medical complexes that are all affiliated with St. Mary's Regional Medical Center.

Mr. Rusche stated that the applicant has requested to rezone the property from R-4 (Residential 4 du/ac), to a PD. The applicants are proposing a two story assisted living facility, not to exceed 50,000 square feet, with no direct access to Patterson Rd.

Mr. Rusche explained that in 2010, the City of Grand Junction along with Mesa County, adopted a comprehensive plan. As part of the plan, both sides of Patterson were designated a "Mixed Use Opportunity Corridor". A new form-based zone district, MXOC (Mixed Use Opportunity Corridor) was established in 2014. The proposed ODP (Outline Development Plan) will utilize the MXOC as the default zone for the standards related to the development of the facility. Mr. Rusche noted that the applicants are not proposing any deviations from those standards.

Mr. Rusche explained the impetus for using the Planned Development vs. the Form Zone is the fact that the Form Zone allows a variety of Commercial uses in addition to Group Living Facilities. The proposed assisted living facility would be classified as a Group Living Facility. By establishing the use of the PD as only an assisted living facility, limiting the size to 50,000 square feet, the future use of the property would be known as opposed to what one might consider a "speculative rezone". Mr. Rusche added that the most prevalent zone along this portion of the corridor is B-1 (Neighborhood Business).

Mr. Rusche displayed a slide depicting the ODP, which is to be adopted concurrently with the ordinance that would rezone the property, should it be approved. This document is recorded as part of the ordinance and outlines all the pertinent information which sets up the parameters such as access locations, size and location of building, parking etc.

Mr. Rusche gave an overview of the long term community benefits of the project which included the following:

- More effective infrastructure, due to the fact that this is an infill lot, major roadway and significant utilities already in place.

- Reduced traffic demands when compared to other commercial uses
- Needed housing types and/or mix. The proposed facility will provide a much needed and diverse housing type in the form of senior assisted living and memory care units.
- Innovative designs with the use of sustainable materials.

Mr. Rusche displayed a conceptual site plan and a landscaping plan that the applicant has provided that would eventually be included in the Final Development Plan which is the next step of the process should the rezone be approved.

Mr. Rusche stated that after reviewing the Grand Junction Lodge application, PLD-2016-33, a request for approval of an Outline Development Plan and Planned Development (PD) Ordinance, to construct a 50,000 square foot Assisted Living Facility, it is in his professional opinion that the following findings of fact and conclusions have been determined:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in the Grand Junction Municipal Code have been addressed.
3. The review criteria for Planned Development have been addressed.

Applicants Presentation

Terry Claassen, 650 Lariat Lane, Glenwood Springs CO stated that he is representing Sopris Lodge which is the manager for Grand Junction Senior Living LLC, the entity that is under contract to acquire this property. Mr. Claassen noted that Mark Osweiler is in attendance who represents the operating partner "Vivage", a Colorado based operator of Senior housing facilities that currently operate two other assisted living facilities in the area, one by the VA Hospital in Grand Junction and one in Olathe. Also in attendance was Mr. Claassen's business partner Eric Fisher, representing Aspen Built Homes which is the construction consultant for this project. Mr. Claassen noted that Tracy States, representing River City, a local civil engineering firm is also present to answer questions.

Mr. Claassen emphasized that they tried to design a project that fits in nicely with the community and neighborhood and showed a rendering of the area. Mr. Claassen stated that his company is called Rocky Mountain Senior Housing and their purpose is to develop community based and environmentally friendly senior living communities in the Rocky Mountain Region with Vivage Senior Living as their operating partner.

Mr. Claassen displayed a slide listing their other current projects in various cities in Colorado. He explained that the first step in the project was to have a demand/feasibility study done. This study was done about a year ago by The Highland Group, a Colorado based firm that exclusively does studies for senior housing.

Mr. Claassen explained that the proximity to St. Mary's Hospital was an important factor in choosing the location. They have designed a high-quality environmentally friendly community that will include 12 memory care units and 48 units of assisted living. Mr.

Claassen noted that that for the most part, the residents will not have vehicles. Mr. Claassen stated that this facility will be low impact on traffic and there is sufficient parking for staff and visitors. A traffic study was completed and given to City Staff. At peak hours, it is estimated that there will be 8 to 10 additional cars, which is mostly employees.

Mr. Claassen showed a slide of the development team that includes firms both local and statewide. Another slide was displayed illustrating the components and amenities of the Memory Care Unit. The next slide illustrated the components and amenities of the Assisted Living portion of the facility. Mr. Claassen showed elevation renderings and a few site plans that included a greenhouse.

Questions for Applicant

Commissioner Buschhorn noted that he understands that there are 12 memory care units that can be single or double occupancy so there could be up to 24 residents in the memory care unit. Mr. Claassen stated that for the most part, they would be single occupancy units, however every once in a while a couple may share a unit when they both have Alzheimer's or dementia. Commissioner Buschhorn asked if the assisted living units were one bedroom that could be made two or three bedrooms by combining other units. Mr. Claassen replied that was correct.

Noting that it was estimated that 8 to 10 employee cars during peak hours, Commissioner Buschhorn asked how they are able to measure that they were employees and not visitors. Mr. Claassen stated that visitors come at different hours than what the traffic study shows. Commissioner Buschhorn asked how many parking spots were provided by the site plan. Mr. Claassen stated that there were 32 parking spots. Commissioner Buschhorn asked how many staff would be on site during peak times. Mr. Claassen answered that 8 to 10 employees were anticipated at those times. Commissioner Buschhorn thought the parking was light given the fact that there were only 20 spots left for visitors of the 72 residents and expressed concern that the visitors would be parking in the neighborhood.

Commissioner Buschhorn stated that he had personal experience trying to park, as a visitor to a similar facility, where there appeared to be enough parking and he couldn't get a spot in peak hours. Mr. Claassen stated that at their other facilities, they have provided shuttle or off-site parking when there was a special event. In addition, they provide incentives such as bus tickets for employees to take mass transit as an option.

Commissioner Tolle noted that he does not see a bus stop near the facility. Mr. Rusche stated that there were two bus stops within a block on the North side of the street as well as the South side. Commissioner Tolle asked Mr. Claassen if they would consider working with other entities such as the RTD, City, CDOT to design a pull out for busses for their employees, visitors and residents in front of, or on the property. Mr. Claassen explained that they did consider it and after discussion with staff they concluded a traffic study was needed, which they completed. Mr. Claassen stated that due to the constraints of the site and the proximity to Patterson, they felt it was not an option.

Noting that the site plan discussion was premature at this time, Commissioner Gatseos

asked if it was possible to add maybe 6 more parking spots in the Northwest corner of the property where the detention pond is proposed. Mr. Claassen explained that detention ponds are engineered to handle runoff and sizing down is probably not an option. Commissioner Ehlers added that the Commission is hearing a proposed plan and questioned their role to be considering design changes.

Commissioner Tolle stated for the record that based on his professional background in transportation planning, he feels the traffic/bus situation will not get better over time and expressed that concern to staff.

Commissioner Ehlers asked the applicant if they needed to dedicate additional Right-of-Way other than what was there. Mr. Claassen stated that they have agreed to provide some additional infrastructure at the intersection. Commissioner Ehlers asked Mr. Dorris if there a future plan and cross-section plans for that area that may address increases in traffic. Mr. Dorris explained that he is the Development Engineer assigned to this project. Patterson is a principal arterial and the standard cross-section for this is a 110 foot right-of-way. Ideally, future build-out would include a median in the center, a detached sidewalk and wider lanes. The City does not currently have plans to implement the standards along Patterson Rd., but as new development occurs, and condition warrants, the City obtain right-of-way for future improvements.

Regarding the detention basin, Mr. Dorris explained that by creating more parking lots and rooftops with new development, there is a need to accommodate runoff and detention ponds are sized and engineered to address the site.

Referring the question of a possible bus pull-out, Mr. Dorris stated that there are signed bus-stops close to the proposed site and a pull-out at or on the site was deemed not necessary as part of this project.

Commissioner Wade asked Mr. Dorris if he did an independent traffic study or did he review the traffic study that was done by outside engineers and validate it. Mr. Dorris stated that this is a simple analysis and that it does not generate as much traffic compared to other uses that would be allowed with the MXOC zoning. Mr. Dorris went on to explain possible solutions for the future if traffic along Patterson reaches certain thresholds.

Commissioner Wade asked Mr. Claassen if the parking is the same at other facilities they have built, or are they all too unique to make comparisons. Mr. Claassen replied that in general, these facilities have less need for parking as most residents don't drive. Mr. Claassen noted that most communities are trying to be more "green" and limiting parking can create opportunities to encourage mass transit, ride-sharing and other modes of transportation.

Commissioner Buschhorn asked Mr. Rusche what the required number of parking spaces was for this development. Mr. Rusche replied that 19 spaces were required and the applicant is proposing 32.

Vice-Chairman Wade opened the public hearing portion of the meeting and asked if anyone

in favor of the proposal would like to speak. With no one coming forth, Vice-Chairman Wade asked those in opposition to the proposal to come forward and sign in to speak.

Public Comment

Karen Troester, 2714 N 8th Court, GJ stated that she lives in the Walker Heights subdivision which is in the immediate area and has presented a letter that the Commissioners now have. Ms. Troester stated that she is in opposition to the proposal. Referring to the applicant's statement that "for the most part" residents would not have cars, Ms. Troester wanted to know if that meant they would or would not have cars. Vice-Commissioner Wade stated that they will address that later in the meeting. Ms. Troester noted that the cul-de-sac she lives in has large lots and there are about 11 nice homes. Ms. Troester displayed some pictures and said the homes were built in the 70s and it is a quiet neighborhood. Ms. Troester explained that the proposed site had been a private residence and at one time they proposed a rezone to Commercial for an eye clinic. Ms. Troester stated that the rezone was turned down at the time by City Council partly for traffic and access concerns. Ms. Troester stated that she feels the traffic in the area is already dangerous and challenges the results of the applicant's traffic study. She feels there will be more visitors than anticipated.

Ms. Troester stated that at the neighborhood meeting that was held for the project early on, the applicant had indicated that no one would want to build residential homes on Patterson. She disagrees and said she would love to have a home there. Ms. Troester spoke with a local appraiser and they indicated that her home would drop 20 to 30 percent in value should this type of development occur.

Troy Gorman, 2712 N 8th Ct. GJ stated that his property is directly north of the project and he is in opposition to the project. Mr. Gorman calculates that 40 parking spaces would be needed just for employees and residents, not including visitors. Mr. Gorman noted that although they may try to encourage transit for employees, they will most likely drive. Mr. Gorman's concern is the lighting of the parking lots. He did not feel that it is necessary to light the parking lots all night and the plans to elevate the building will make it worse. Referring to claims made in a brochure such as canal walking, Mr. Gorman stated that they were misinformed, that use of the canals for trails is not allowed. Mr. Gorman noted that over 10 years ago when an eye-clinic was turned down by City Council, there were only 12 trips per day anticipated.

Dick Anderson, 2721 N 8th Ct. GJ referred to the applicant's brochure where they mentioned both assisted and independent living and he believes the people who are in the independent living units will have cars. Mr. Anderson stated that the independent living component to the project is what he believes will create traffic issues for the neighborhood and therefore he objects to the proposal.

Seth Anderson, 1412 Ouray Ave. does not feel the area can handle the parking/traffic that will be generated. Mr. Anderson asked who owns the land and how much has been invested so far and he would like to see how the money flows in this project. Vice Chairman Wade noted that these are not issues in front of the Commission at this time. Mr. Anderson stated that he feels this is eminent domain.

Richard Troester, 2714 N 8th Court, GJ expressed concern about all the vendors, and guests that will be generated by this development. His concern is that the cul-de-sac is 1000 feet from 7th and Patterson where there is already a lot of traffic.

Ashley Troester, 2714 N 8th Court, GJ stated that she is in a local club that goes caroling to senior living homes around the holidays and special events such as that will generate a lot of cars going to the facility.

Lori Garrison, 608 Viewpoint Dr., GJ stated that although this would not affect her, it affects her neighbors. Ms. Garrison is concerned about the home values that may depreciate and that she feels this is too big of a development for the size of the lots and home around the area.

Laura Bishop, 612 Viewpoint Dr. GJ stated that she agrees with everyone that has spoken in opposition. She would like to see a smaller size project on that site because of the traffic generated.

Vice-Chairman Wade asked if there was anyone else who would like to speak. Hearing none, he closed the public portion of the meeting and announced there will be a five minute break.

After a break, Vice-Chairman Wade called the meeting to order and asked the applicant to come forward and address some questions that were brought up.

Applicant's Rebuttal

Mr. Claassen explained that the project is a residential use and is not a commercial use. Of all the possible uses that could go in there, this project has a lot less impact in terms of traffic and number of residents. The facility is a State licensed facility and therefore they need to be accountable to the number of people that will live there. With 60 units, most of them will be single occupancy and rarely double occupancy.

Addressing the brochure that indicates "independent living", Mr. Claassen stated that this is a corporate brochure illustrating the types of facilities they have all over the state. He reiterated that this is exclusively an assisted living and memory care facility.

Mr. Claassen stated that he had mentioned use of a canal trail at the neighborhood meeting, but has since learned that this is not an option.

Mr. Claassen noted that if lighting could be a problem with the neighbors, he would be willing to work with city staff to address their concerns.

Noting that there was a citizen concern regarding the commercial traffic that would come in and out of the facility, Vice-Chairman Wade asked where the loading dock was located. Mr. Claassen pointed to the loading dock and noted that a facility this size may average three

food service deliveries per week. They do the linen in-house and trash service is once a week. The applicant would be willing to work out a schedule that would minimize disturbance to the neighborhood.

Commissioner Gatseos noted that there were a couple of trees that were shown to come down and asked if they could stay to mitigate lighting concerns. Mr. Claassen stated that the lighting plan was done to code, however he would be willing to revisit the lighting to see if they could address neighbors' concerns. Mr. Claassen said they had decided to leave all the trees on the north side standing.

Commissioner Eslami thanked the applicant for providing the draft site plan early on, even though it was not required to do so at this time.

Addressing concerns that were brought up during the public hearing portion, Vice-Chairman Wade asked Mr. Dorris if there was enough room to widen Patterson in the future and if a bus turn out lane was possible. Mr. Dorris stated that the project includes the dedication of additional right-of-way, therefore it was possible to widen Patterson in the future. In addition, it would be possible to have a bus turn out in the interim if needed.

Commissioner Deppe asked Mr. Rusche what the current zoning is. Mr. Rusche stated that the current zoning is R-4 (Residential 4 du/ac).

Commissioner Gatseos asked Mr. Rusche to clarify the parking requirements. Mr. Rusche explained the formulas used to determine required parking according to the code. The total required parking is 19 and the applicant has provided 32.

Commissioner Discussion

After reviewing the information presented, Commissioner Gatseos concludes that the proposal is a compatible and appropriate use of the property. Noting that the applicant has exceeded parking according to requirements in the municipal code, Commissioner Gatseos stated that he did observe traffic congestion at 7th and Patterson during peak times.

Commissioner Gatseos stated that he feels the applicant has shown that they want to be a good neighbor and has designed a nice facility that meets community needs of retirement care, therefore he is in favor of the proposal.

Commissioner Ehlers commented that in evaluating this proposal he considers community plans, future land use plans, and comprehensive plans as well as public comments. Commissioner Ehlers explained that the planning policies and documents all went through a public process. This development meets the required standards without asking for any variances and meets a community need. Commissioner Ehlers stated that the proposal fits with the corridor plan and traffic will be an issue the community deals with whether or not the proposal moves forward. Commissioner Ehlers pointed out that this is the ODP and issues such as lighting can be addressed when the site plan is reviewed. Commissioner Ehlers encouraged the public to stay involved and work with the developer as the project move forward.

Commissioner Eslami stated that he is in agreement with the comments that the other Commissioners have just made.

Commissioner Deppe stated that she has been faced with the same scenario where she lives, which used to be in the County and now is City. She had a group home go in two doors down from her which is why she originally got involved with the Planning Commission. She now understands the process, however she acknowledged that this is a tough decision.

Commissioner Tolle stated that he understands that the proposal meets all required criteria. He thanked the public for coming out and expressing concerns. Commissioner Tolle's main concern is safety and requested that the neighbors in the area work with Mr. Dorris and Mr. Rusche as the project moves forward. Because of the traffic safety concerns, Commissioner Tolle is leaning toward not approving the proposal.

Commissioner Buschhorn stated that although he has concerns about traffic and parking, the Commission is bound by the code and the applicant has met all the requirements of the zoning code and is not asking for any variances. Commission Buschhorn commented that the Commissioners are all volunteers and he feels as part of the Community, he has a duty to serve and make difficult decisions.

Commissioner Tolle announced that he will be abstaining from the vote for personal reasons.

Vice-Chairman Wade commented that this site has come in as a PD (Planned Development) and a number of other proposals with more impact could be proposed. He likes the fact that the ODP restricts what can be done. Vice-Chairman Wade encouraged the public to follow the proposal as it works its way through City Council.

MOTION: (Commissioner Eslami) "Mister Chairman, on item PLD-2016-33, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Grand Junction Lodge, with the findings of fact, conclusions, and conditions identified within the staff report including the concept landscaping plan."

Commissioner Gatseos seconded the motion. A vote was called and the motion passed by a vote of 6-0 with 1 abstaining.

6. Amending Sections of the Zoning and Development Code to Amend Table 21.04.010 to Add a New Category for Stand Alone Crematories

Request to amend the Grand Junction Municipal Code, Section 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms defined.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide

Staff Presentation: Senta Costello, Sr. Planner

Senta Costello (Senior Planner) stated that the proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories. This request originally came before the Commission at the May 10th 2016 hearing and proceeded forward to City Council with a recommendation for approval. Ms. Costello explained that after the hearing but prior to the City Council hearing there were additional discussions regarding the appropriateness of allowing for stand-alone crematories in some of the zone districts that had originally been proposed during the 1st Planning Commission hearing. Those zone districts were B-2, C-1, MU, and BP which allows for high density residential development as well as commercial mixed-use developments. Therefore, it is recommended that the Use Table be amended to remove the stand alone crematories from those zone districts. Crematories would still be allowed as an accessory use to existing or proposed Funeral Homes and Mortuaries.

Ms. Costello noted that the parking requirements have not changed and showed a slide of the definitions for Crematory and Funeral Home/Mortuary. Research was done regarding odors, smoke and other emissions that crematories may produce and it was determined that there typically is no odors, smoke and emissions are minimal, and the performance standards for the zone districts where they are allowed would address those types of concerns.

MOTION: (Commissioner Eslami) “Mister Chairman, I move that we forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms defined.”

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

2. Amending a Section of the Zoning and Development Code [File# ZCA-2016-197]

Request to amend the Grand Junction Municipal Code, Section 21.06.080(b) regarding the applicability of outdoor lighting standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Lori V. Bowers, Sr. Planner

Lori Bowers (Senior Planner) gave a brief history of how illumination was previously defined by code. The most recent definition came in the 2010 when nighttime light pollution was added as follows

1. Floodlights shall not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.
2. No outdoor lights shall be mounted more than 35 feet above the ground unless as a

- part of an approved outdoor recreational facility.
3. All outdoor lights mounted on poles, buildings or trees that are lit between the hours of 10:00 p.m. and 6:00 a.m. shall use full cutoff light fixtures.
 4. All lights used for illumination of signs, parking areas, security or for any other purpose shall be arranged so as to confine direct light beams to the lighted property and away from adjacent residential properties and out of the direct vision of motorists passing on adjacent streets.

In 2010 the electronic on-line Code was reorganized and expanded to include the following:

- Purpose Statement
- Applicability Statement
- Lighting Standards - with examples of:
- fixtures, hours for illumination, encouraging sensor activated lights, restrictions on search lights and canopy lighting.

Ms. Bowers explained that the 2010 Code has similar provisions to the 2000 Code, but, unfortunately, was inadvertently changed to only apply to new development, rather than “all outside light sources” as stated in the 2000 Code as follows:

- 21.06.080(b) Outdoor Lighting Applicability: All new land uses, structures or building additions shall meet the requirements of this section for the entire property.

Ms. Bowers added that during the City Council Agenda Review meeting yesterday, the Parks and Recreation Director inquired about stadium lighting. After discussion, by the request of the Parks and Recreation Department, additional wording, also under the “Applicability” section, has been requested. The additional language should read:

“Lighting for approved outdoor recreational facilities are exempt from these standards.” The current reference in the Code, under subsection (2) reads: “No outdoor lights shall be mounted more than 35 feet above the ground *unless as a part of an approved outdoor recreational facility.*”

This has not been an issue but the Parks department would like to be proactive in adding the language to the Applicability statement.

Vice-Chairman Wade asked for a motion.

MOTION: (Commissioner Eslami) “Mister Chairman, Forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.06.080(b) regarding the applicability of outdoor lighting standards with the findings of facts and conditions as found in the staff report.”

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

7. Other Business

Mr. Moberg noted that there will be a workshop this month on July 7th and the next Planning Commission meeting will be July 12. There will not be a second meeting in July, however there will be a second workshop to go over group living facilities.

8. Adjournment

The Planning Commission meeting was adjourned at 8:18 p.m.

**GRAND JUNCTION PLANNING COMMISSION
July 12, 2016 MINUTES
6:00 p.m. to 7:25 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Keith Ehlers, Ebe Eslami, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager), Rick Dorris (Development Engineer), Lori Bowers, (Senior Planner), Scott Peterson, (Senior Planner) and David Thornton (Principal Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 19 citizens in attendance during the hearing.

Consent Agenda

1. Minutes of Previous Meetings

No Minutes Available.

2. Amending the ODP and PD Ordinance for Highlands Apartments

[File#PLD-2016-326]

Request approval to amend the Outline Development Plan and Ordinance No. 4652.

Action: Recommendation to City Council

Applicant: Grand Junction Housing Authority - Owner
Location: 805 and 825 Bookcliff Avenue
Staff Presentation: Lori Bowers, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing.

With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION:(Commissioner Wade) “Madam Chairman, I propose that we approve the Consent Agenda as presented.”

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

Chairman Reece explained that the public hearing items will be in a different order to allow enough time for the public in attendance to be heard. Therefore, the Redlands Hollow Rezone will move up to be the first item for individual consideration.

*****INDIVIDUAL CONSIDERATION*****

5. Redlands Hollow Rezone

[File#RZN-2016-253]

Request approval to Rezone 2.88 acres from an R-2 (Residential – 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Barbara Krause – Owner
 Location: 508 22 ¼ Road
 Staff Presentation: Scott Peterson, Sr. Planner

Scott Peterson, (Senior Planner) explained that this is a request to rezone 2.88 acres from R-2 (Residential -2 du/ac) to R-4 (Residential 4 du/ac) zone district. The applicants are Redlands Investment Properties, LLC and Barbara Krause, property owner.

A Neighborhood Meeting regarding the proposed zone change and subdivision application was held on April 19, 2016 with 11 citizens along with the applicant, applicant’s representative’s and City Project Manager in attendance. Area residents in attendance voiced concerns regarding increased traffic on 22 ¼ Road as a result of the proposed subdivision, increase in the overall density on the property and also some residents would like to keep a rural setting and not become part of a more urban environment.

Mr. Peterson showed a slide of the site location map and noted the property is located south of Broadway (Hwy 340) and west of the Redlands Parkway. The property currently contains a single-family detached home and detached garage on 2.88 +/- acres. The applicant, Redlands Investment Properties, LLC, is in negotiations to purchase the property and is requesting to rezone the property to R-4 in anticipation of developing a residential subdivision.

Mr. Peterson’s next slide was of an aerial photo map and noted that there are adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the R-4 zone district. Ute Water and City sanitary sewer are presently located within 22 ¼ Road. Property is also being served by Xcel Energy electric and natural gas. To the northeast, is a neighborhood commercial center that

includes an office complex, veterinary clinic, convenience store, car wash and gas islands. Further to the east is another car wash, bank and medical clinic. Within walking distance are Broadway Elementary School, Redlands Middle School and area churches, located north of Broadway (Hwy 340). Less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Mr. Peterson then displayed a slide of The Comprehensive Plan-Future Land Use Map and explained that the property was annexed and zoned R-2 in 1999. In 2010 the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map and a Blended Residential Land Use Categories Map ("Blended Map"). The Blended Map blends compatible residential densities into three categories (Low, Medium and High), allowing overlapping of zones to provide flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan's vision. The overlap of zones allows an appropriate mix of density for an area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development.

The site was annexed into the City in 1999 as part of the Krause Annexation No. 1 and No. 2. The annexed property was zoned R-2 (Residential – 2 du/ac) which was in conformance with the Residential Low designation of the City's Growth Plan.

The residential character within the immediate vicinity of the proposed rezone has not changed since the area developed in the 1980's. Within a larger area several residential developments have occurred since 2004. These developments were annexed and zoned R-4 and include Redlands Valley Subdivision (Swan Lane), Schroeder Subdivision (2 lots adjacent to Reed Mesa Drive), D & K Lucas Subdivision (Lucas Court) and Boulders Subdivision (Milena Way).

Though the character and/or condition of the immediate vicinity of the property has not changed significantly within the last 30 years, the broader area has seen growth since the property was annexed and zoned in 1999.

The next slide was of the Blended Residential Land Use Categories Map. Mr. Peterson explained that in 2010 the City and County adopted the Comprehensive Plan which included the Future Land Use Map and the Blended Residential Land Use Categories Map ("Blended Map"). The new Future Land Use Map continued to designate the area where the property is located as Residential Low. The following zone districts are listed as appropriate zone districts to implement the Residential Low future land use category: RR, R-E, R-1, R-2, R-4 and R-5. The Blended Map as applied to this property allows up to five dwelling units per acre.

Therefore the proposed R-4 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the Blended Map; (3) the surrounding R-2 (City) and RSF-4 (County) zoning; and (4) the surrounding single family uses.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Redland Hollow Rezone, RZN-2016-253, a request to zone 2.88 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

Mr. Peterson stated that City Staff recommends approval of the rezone as the proposed R-4 zone would implement Goal 3 of the Comprehensive Plan by creating an opportunity for future residential development which will provide additional residential housing opportunities for residents of the community, located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools.

Mr. Peterson additionally noted that one of the criterion to approve a rezone is that the amendment is consistent with the Plan.

Mr. Peterson stated that there was an email submitted as well as a petition from the area residents and two letters that were handed out at the beginning of the meeting that were too late to get into the packet.

Applicants Presentation

Cliff Anson stated that he and his wife Teresa Anson, were the Managers of the Redlands Investment Properties. Mr. Anson noted that Ted Ciavonne (Ciavonne, Roberts and Associates) was also present.

Mr. Anson asked if he will have an opportunity to address citizens' concerns regarding the project, after the public comment. Chairman Reese informed Mr. Anson that they can call him up for an applicant rebuttal at that time. With no questions for the applicant at this time, Chairman Reese opened the public hearing portion of the meeting.

Public Comments

Aaron Livingston, 517 22 ¼ Road noted that he lives just across the street on the north end of the site. Mr. Livingston stated that the issue that he and his neighbors have is traffic. The traffic is mainly parents traveling with their kids, through the subdivision to get kids to Redlands Middle School. Instead of going to S. Broadway, and turning left through Redlands Mesa, (Redlands Parkway to Broadway), they bypass through their neighborhood to get kids to school.

In addition, there are two home mechanic shops that currently create heavy traffic as well. Mr. Livingston is concerned about additional traffic that more development will create. Mr. Livingston stated that 4 additional units is ok, however to allow six units is too much.

Noting that the average lot is .68 acres, Mr. Livingston felt this area is not City and is more rural and laid-back. Additional concerns Mr. Livingston expressed was the loss of open space and views that the proposal will impact. The potential for streets, paved sidewalks and city lights are all concerns that he and his neighbors have.

Naomi Rintowl, 515 22 ¼ Road stated that she lives across the street from the proposed development and next door to the Livingstons. Ms. Rintowl noted that the road they live on is more of a rural road with no lines, and also dead-ends. They often have traffic turn around in their driveways. Ms. Rintowl is concerned with how much more traffic they will have with six additional units. Presently the mailman turns around in the lot that they propose to develop. Ms. Rintowl stated that they have a standard of living that is rural with small houses on large lots quality of life.

Ruth Reed, 2221 Broadway, stated she has lived in the area for 76 years and she likes her neighborhood. She expressed concern that if four houses are allowed, soon it will be six or eight in such a small area. She is concerned when she hears people from other areas, such as Denver, state what neighborhoods are like back where they are from. She likes the rural feel to her neighborhood and wants it to stay that way.

Applicant Rebuttal

Mr. Anson stated that as part of the application process, the property was re-surveyed and the area of lot two is 2.98 acres. Mr. Anton explained that at the neighborhood meeting, he said they would like to develop 7 houses on those three acres. Referring to the overhead map of the area, Mr. Anson mentioned that there are seven properties with houses on the west side of the frontage street and feels it's only fair that seven houses would be allowed on the east side as well.

Mr. Anson stated that he had spent time observing traffic in the area. One morning during rush hour when school was in session, and again in the afternoon and he only observed about ten cars going through there.

Mr. Anson expressed his appreciation for the rural setting and stated that he is working with the City to do a rural street section. His development would only need to use the street to tap into water and sewer. After discussions with the Fire Marshall, since the last lot to the north is within 150 feet of the intersection, there will be no turn-around required at the north end of 22 ¼ road. Mr. Anson pointed out that even though there is a right-of-way depicted on the map running north and south, the street ends at the canal and will not cross the canal.

Mr. Anson pointed out that on the south west side of the property site, there are five lots that are zoned RSF-4. Mr. Anson stated that those five lots are duplex lots, and have 9 units on 2.6 acres (3.5 units/acre). Mr. Anson pointed out that although current neighbors have no

interest in developing to that density, future neighbors may want to. He would like Barbara Krause to have those same property rights maintained.

Mr. Anson added that on the east side of 22 ¼ rd., the ditch will be built up to accommodate a storm drain thereby improving the area. In addition, Mr. Anson stated that there are no street lights or sidewalks proposed or required, therefore the rural aspect of the street will remain.

Commissioner Deppe asked for clarification as to whether there are six or seven lots proposed for development. Mr. Anson explained that there will be six additional lots created for a total of seven lots. These lots are approximately 90 feet wide and 151.3 feet deep.

Noting that the proposal is in the rezone stage, Commissioner Deppe asked if Mr. Anson if he envisions ranch or two story homes being build there as the loss of view is a concern expressed by neighbors. Mr. Anson noted that he is a developer and not a builder. He sells lots to builders. Mr. Anson stated that they have covenants on their projects and there are city codes that apply as well. Commissioner Deppe asked what the covenants stated as far as two story houses. Mr. Anson stated that they are not far enough along to have the covenants yet, but he does not foresee covenants that would restrict two story homes.

Commissioner Deppe asked if the covenants would have special requirements such as fencing types and styles etc. Mr. Anson stated that they would like to keep the covenants as minimal as possible to allow people to do what they want with their property. He envisions that families will have room to grow, with possibly adding a shop in the back and chain link fence for the dog. Noting that it's hard to find affordable lots in the Redlands, Mr. Anson stated he wants the lots to be affordable without adding additional requirements.

Commission Deppe asked if there was irrigation to the site. Mr. Anson answered that there is irrigation available, however there is no irrigation water to the site. Mr. Anson explained that there is a deep well on the property to the east that at one time serviced about 20 homes with domestic water. Mr. Anson stated that he has had conversations with the owner to see if they would sell the well so he would have irrigation water. Mr. Anson added that if the negotiations to buy the well didn't work, then he plans to have Redlands Power and Water provide a head-gate at the north end of the property to give them access to the ditchwater.

Chairman Reese noticed there was a latecomer who wished to speak and invited her to sign in and speak.

Sharon Sigrist, 2215 Dixon Ave stated that she has lived there for 23 years. Ms. Sigrist stated that they have embraced new neighbors with open arms and most people who live there plan to stay a long time. Ms. Sigrist expressed concern that if smaller homes are built they may become rental homes with tenants who are more transient. Ms. Sigrist explained that they have block parties and kids ride their bikes down the street and the neighbors all know each other. Ms. Sigrist stated that she would like to see the zoning stay the same.

Questions for Staff

Commissioner Wade asked Rick Dorris (Development Engineer) if he had done a traffic impact study based on the proposed development. Mr. Dorris stated that he has, and displayed an aerial photo of a “traffic basin” that he created. Mr. Dorris stated that the standard average number of trips generated per household is ten. With 39 houses identified in the study basin, Mr. Dorris pointed out that it can be expected that 390 Average Daily Trips (ADT) would be generated. Adding the additional homes proposed, you could expect 450 (ADT). Mr. Dorris did note that the proposal came in after school had let out for the summer, therefore they were not able to assess that impact.

Commissioner Wade asked if 450 ADT was considered too much traffic. Mr. Dorris stated that the normal rule of thumb for residential streets was 1,000 ADT. Noting that these streets are a little narrower than standard subdivision streets, Mr. Dorris stated that he was still comfortable with that level of traffic on the streets as it is half of average capacity.

Commissioner Eslami thought the rezone was only adding 20 ADT because the current zoning would allow four houses (40 ADT). Mr. Dorris agreed that the rezone would impact the area by only 20 more ADTs.

Commissioner Deppe asked Mr. Peterson if the surrounding properties have irrigation now. Mr. Peterson noted that the neighbors present indicated that they did have irrigation.

Commissioner Tolle asked Mr. Dorris about a slide he displayed that noted that the potential lots for R-4 for that site is ten. Mr. Dorris stated that if someone else was to develop the site at R-4, they could potentially get 10 homes. Commissioner Tolle asked if the developer is granted the rezone, could he potentially come back with a different proposal for ten homes. Mr. Dorris stated that they could.

Commissioner Discussion

Commissioner Ehlers stated that the neighbor concerns were clear and understood. Commissioner Ehlers went on to say that this proposal adheres to the Comprehensive Plans and Master Plans and noted that those plans had extensive public input. The Comprehensive Plan shows the density is appropriate from a larger community standpoint. Commissioner Ehlers stated that the plan takes into consideration existing infrastructure and this proposal meets the policies and codes established. Additionally, from a compatibility standpoint, Commissioner Ehlers added that there are six existing homes and the proposed homes will match up on the other side of the street.

Commissioner Buschhorn stated that they take this very seriously and the proposal does fit with the parameters of the plan. Commissioner Buschhorn expressed concern that if they rezone the parcel, it could turn into 11 lots. Commissioner Buschhorn felt six additional homes would be compatible with the neighborhood, but ten additional homes would not. Commissioner Buschhorn summed up by saying he is hesitantly comfortable with the rezone, providing the intent is to build six additional homes as the developer proposes.

Commissioner Deppe stated that although she understands her fellow Commissioners viewpoints, she is not in favor of the change. Given that these lots will be 13,500 square

feet, there will be a lot of ground to water and there is presently no irrigation water. Commissioner Deppe acknowledged that the developer has indicated that he is working on getting water to the site, but at this time she is not comfortable with the idea that there may not be landscaping established like there is in the neighborhood.

Commissioner Eslami noted that as a developer, he does not think 10 lots is practical. Regarding the availability of irrigation water, Commissioner Eslami explained that if there is no irrigation water, it really doesn't matter if there are 4 lots or 6 lots. Additionally, if there were more homes, the ability to use domestic water for landscaping smaller lots would be more affordable.

Commissioner Wade suggested that the current neighborhood has the opportunity to retain the character of the neighborhood with what the developer is proposing. Commissioner Wade noted that this is a rezone, and there will be future review of site plans done. The developer has indicated that he is seeking a rural street standard that would not have curb and gutter and lights. Commissioner Wade stated that he feels this proposal is supported by the Comprehensive Plan and does not feel the incremental amount of traffic or the irrigation issue is going to keep him from supporting the rezone.

Commissioner Ehlers clarified that it's not that there is no irrigation available, it's just that it's not there now. There are some irrigation districts where the irrigation goes with the land, and other districts where the shares can be purchased. Commissioner Ehlers noted that it is his understanding the in this particular irrigation district, the shares can be purchased.

MOTION:(Commissioner Wade) “Madam Chairman, on the Rezone request RZN-2016-253, I move that the Planning Commission forward a recommendation of approval for the Redlands Hollow Rezone from an R-2 (Residential 2 du/ac) to an R-4 (Residential – 4 du/ac) zone district with the findings of fact and conclusions listed in the staff report.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-2.

The Planning Commission took a brief break at this time.

6. Amending Title 25 – 24 Road Corridor Design Standards [File#ZCA-2016-111]

Request to amend the Grand Junction Municipal Code, Title 25, 24 Road Corridor Design Standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: 24 Road Corridor Sub-area
Staff Presentation: David Thornton, Principal Planner

David Thornton, Principal Planner, stated that 24 Road Corridor Plan was created in 1999 and adopted in 2000 and is about 65 pages long. This plan has been codified and is Title 25 in the Municipal Code. Mr. Thornton explained that staff took a fresh look at the Subarea Plan and Zoning Overlay and although it seems to be working somewhat well, it was decided that it can be improved upon.

Mr. Thornton showed a slide that illustrated why staff proposes amending the Design Standards as follows:

- **Reduce** redundancy, include only standards and eliminate guidelines that are only advisory in nature as written and often redundant with the standards,
- **Eliminate** sections that are better stated and regulated through other sections found in the Zoning and Development Code; and
- **Clarify** code language overall, simplifying and clarifying what the standards are the City is requiring to achieve the vision of the corridor

Mr. Thornton noted that the proposed changes will take the existing section of the code from 65 pages, to about 22 pages thereby streamlining the code and making it more user friendly.

Mr. Thornton noted that the 24 Road Corridor Design Standards were adopted by the City at the same time the 24 Road Corridor Sub-area Plan was adopted in 2000. The Design Standards implement the Sub-area Plan. The vision of the 24 Road Corridor Sub-area Plan contains the following key points:

- (a) Achieve high-quality development in the corridor
- (b) Provide market uses that complement existing and desired uses
- (c) Take advantage of and expand upon existing public facilities such as Canyon View Park and the Leach Creek Corridor.
- (d) Achieve a distinctive “parkway” character along the roadway that can serve as a gateway to the Grand Junction community.
- (e) Encourage development that is consistent with the Grand Junction Growth Plan, now the Comprehensive Plan.

Mr. Thornton explained the Subarea plan concept was to provide a land use and transportation framework for future development in the 24 Road Corridor that:

- Allows for flexibility in land uses (type, intensity, and density) while recognizing inherent differences between development on small parcels compared with larger parcels.
- Establishes a transportation network that interconnects to create a logical urban pattern.
- Establishes a high-quality image through zoning, design standards, and public improvements.

Mr. Thornton gave the example of Canyon View Park which establishes a “civic” character for the area, as well as providing valuable open-space and recreational facilities. This

character should be continued through the development of the 24 Road “parkway” and linear parks systems, including regional trails connecting the park and the Colorado River.

Mr. Thornton displayed and explained a slide that illustrated examples of how the plan has already impacted the area in a positive way. The next couple slides in the presentation identified key element that will be preserved in the plan as follows:

- A trail system connecting Canyon View Park with the Colorado River trail system utilizing Leach Creek including the development of trails connecting to the trail system; and public amenities along trails and in open space areas.
- Building orientation standards including treating 24 Road as primary with quality building design; pad buildings located at site corners and entries; and location of drive thru lanes setback away from street frontages.
- The Community Framework Plan which identifies the Leach Creek Open Space corridor, gateway/entry treatment areas and the 24 Road Parkway concepts.
- Pedestrian and Bicycle standards including 8 ft. sidewalks in front of buildings, defined pedestrian and bike circulation and safe routes, with sidewalk connections to the street.
- Architectural requirements for building form and scale; screening mechanical equipment; high quality building materials; and 360 degree architecture/design for all buildings sizes.

Mr. Thornton stated that in the Introduction, staff recommends reducing the language in this section to simply state the background and intent of the Zoning Overlay for the 24 Road Subarea and define “purpose” and “standards” as used in the Overlay.

The Purpose of the 24 Road Corridor Design Standards is to provide guidance and criteria for the planning, design and implementation of public and private improvements in the 24 Road subarea.

The Standards are found in six sections, four of them recommended to remain including: Site Development, Architectural Design Site Lighting and Signs. It is recommended that the two chapters “Community Framework” and “Landscape Development” be eliminated with a few exceptions.

Regarding the Community Framework section, Mr. Thornton recommends eliminating the entire section with a couple of exceptions. These includes eliminating:

- The “Roadway System” which is already part of the Grand Valley Circulation Plan;
- The “Streetscape” requirements which are covered in other sections of the 24 Road overlay and the Zoning Code;
- Identify and create 24 Road as a “Key Gateway” now a part of the Comprehensive Plan; and
- View sheds, a requirement that has not been enforced and therefore proposed

to be removed.

- However, KEEPING the requirement to develop existing riparian areas and drainages, such as Leach Creek and its tributaries, as natural open space corridors for surface drainage and pedestrian trails; and updating/moving the Community Framework Plan. These would move to 25.12 Site Development.

Mr. Thornton noted in the next section, Site Development, the recommendation is to remove redundancies in the requirements also found in other codes and ordinances of the City. Mr. Thornton displayed a slide that identified these to include:

- Removing Block and Lot dimensional standards;
 - Eliminating transitions and interconnections section regulating neighboring building scale. This section has not been enforced to date.
 - Eliminating most of the standards found under “Site grading and drainage”;
 - Building and parking setbacks”; and “Parking, access, and circulation” sections due to redundancy; and eliminating Multi-family residential parking areas section.
- AND
- Removing all guidelines except requiring windows, doors, plazas or other amenities required on frontages to open space.
 - Supporting language (includes one standard and figure) found in the “Community Framework” Section would be added to this Section.

Mr. Thornton recommended keeping the following standards in the Site Development section: Onsite open space, Organizing features, Site Grading and Drainage, Building and Parking Setbacks; Building Location and Orientation; Parking, Access and Circulation; Auto-oriented Uses; Pedestrian and Bicycle Circulation; and Sidewalks.

Mr. Thornton stated that the proposal is to eliminate the entire Landscape Development section due to redundancy and the fact that the existing Zoning Code already requires equal to or greater landscaping and buffering requirements for all new development including property frontages, parking lots and other site landscaping.

Mr. Thornton’s next slide addressed the Architectural Design section of the plan and noted that the vision is to create buildings designed with a 360 degree appeal. Mr. Thornton stated that the recommendation is to replace current language regarding “architectural details” and “building materials” with Big Box standard language from Zoning and Development Code to be applied to all building sizes in this Subarea

Mr. Thornton suggested removing all guidelines, except;

- Moving chain link fencing “Guideline” to Standards under the Fencing and Walls section.
- Identifying and clarifying which sections affect Nonresidential Structures and/or Multifamily structures.

Mr. Thornton stated that the recommendation is to keep the following standards: Building Form and Scale; Building Materials; Multi-family Development Standards; Fencing and Walls; and Service and Storage Areas.

The next slide Mr. Thornton showed regarded Site Lighting. In another effort to remove redundancies in the plan, the following requirements would be removed:

- Standards for streetlights in the public right-of-way;
- Standards for pedestrian lights.
- Standards for parking area lighting.
- Standards for accent and security lighting.
- Removing all guidelines.

Additionally Mr. Thornton explained that the following standards should be kept in the plan and clarified:

- Clarified and reinforced the requirement that new development shall provide pedestrian lighting along public streets and pedestrian/bicycle trails.
- Inserted new pictures of local examples of pedestrian and accent lighting.
- Clarified accent lighting for landscape and pedestrian areas.

Mr. Thornton showed an example of signage and explained that due to a recent Supreme Court decision, content of a sign cannot be regulated. Therefore, it is possible for a business to advertise a business at another location. Mr. Thornton discussed the following points regarding signage in the 24 Road Corridor Plan:

- Define which sign types are allowed.
- Keep maximum size at 100 sq. ft. for all signs.
- Keep maximum height at 12 ft. for freestanding signs
- Remove restrictions on sign content.
- Eliminate requirement for a sign package.
- Continue ban of off-premise signs (billboards).

The plan will still identify which sign types will be allowed as follow:

- Freestanding
- Flush Wall
- Exempt
- Temporary

Findings of Fact/Conclusions and Conditions

After reviewing the proposed text amendments for the 24 Road Sub-area Zoning Overlay standards, ZCA-2016-111, Mr. Thornton stated that the following findings of fact, conclusions and conditions have been determined:

The Proposed Text Amendment will

- Clarify existing requirements for development within the Sub-area Plan area;
- Eliminate redundancies; and
- Provide a more user friendly text to help development achieve the vision of the 24 Road Corridor Sub-area Plan.

With no questions staff at this time, Chairman Reese opened the public hearing portion of the meeting.

Public Comments

Bill Merkel, 2136 Banff Ct. stated that he and his wife have owned the property at the southwest G Rd. and 24 Road for a long time. Mr. Merkel explained that they have turned down offers in the past because they wanted to see a flagship development there. Mr. Merkel stated that he was in favor of the revisions, but asked what the singular trigger was that brought these revisions forward.

Chairman Reece responded that City Council has given direction that they would like to see the Zoning and Development Code more easily understood by the general public, builders and others.

Mr. Thornton agreed and added that there are other revisions to be made, this was just one of the first.

Mr. Merkel stated that he was originally against Mixed Use zoning, but after research and visiting 3 New Urbanism developments, he is in favor of the concept of living near where you work and other elements. Mr. Merkel explained that he has 13 acres there and is concerned about the City “shaving off” some of the acreage on both G Rd. and 24 Road (obtaining Right-of-Way) as that may limit what development can go there and effect the value of his land.

Commissioner Discussion

Commissioner Wade stated that he is in favor of any simplification of the codes as the redundancy is often confusing.

Commissioner Deppe stated that she agreed with Commissioner Wade.

Commissioner Tolle expressed thanks to the staff for a good job with the recommendations.

MOTION:(Commissioner Wade) “Madam Chairman, on the request to forward a recommendation to City Council to amend the Grand Junction Municipal Code, Title 25, 24 Road Corridor Design Standards. ZCA-2016-111, I move that the Planning Commission approve it as presented in the Staff Report.”

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

7. Other Business

Mr. Moberg reminded the Commission that there will not be a second public hearing meeting in July. There will be a joint workshop with City Council on July 21st.

8. Adjournment

The meeting was adjourned at 7:25 p.m.



Date: July 15, 2016
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: August 9,
2016
 File #: CUP-2016-186

Attach 2

PLANNING COMMISSION AGENDA ITEM

Subject: DPE LLC Telecommunications Tower Conditional Use Permit (CUP), Located at 575 S. Westgate Drive
Action Requested/Recommendation: Consider a request for a Conditional Use Permit to install a 56’ tall roof mounted guyed tower on 0.88 +/- acres in a C-2 (General Commercial) zone district.
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, DPE LLC, requests approval of a Conditional Use Permit (CUP) to install a 56’ tall roof mounted guyed microwave tower for telecommunications use on an existing building in accordance with Section 21.02.110 of the Zoning and Development Code and the City of Grand Junction’s recently adopted Ordinance regarding telecommunications facilities.

Background, Analysis and Options:

DPE LLC is a private telecommunications company located within Mesa County who operates a two-way radio communications network through the use of their three towers for their individual clients to communicate with their employees.

The property located at 575 S. Westgate Drive, is 38,463 sq. ft. in size and contains a 9,240 sq. ft. building that was constructed in 2006 by the applicant, DPE LLC. The applicant currently operates his telecommunication business and office from this location. When the building was constructed the roof was designed to accommodate and support a telecommunications tower for the applicant’s use and business. Because the applicant owns the property and building and the roof was designed to accommodate a telecommunications tower, it would be counterproductive for the applicant to co-locate his microwave dishes and antennas on other existing leasable towers within the community.

The applicant is requesting a Conditional Use Permit (CUP) to construct a 56’ tall roof mounted guyed tower for the purpose of connectivity to his other two radio tower sites within Mesa County for telemetry monitoring and control. The new tower will also provide a link to private company radio communications networks that his business operates. The proposed

tower is 56' in height and the existing building is 20' in height, so therefore, the proposed tower will reach a height of 76' from grade.

The City of Grand Junction recently adopted a new Telecommunications Ordinance to meet the current and future wireless communication needs of the community which modified Section 21.04.030 (q) of the Zoning and Development Code. This application is being applied for under the new changes as a "Tower, "Non-Concealed" which triggers a Conditional Use Permit within the C-2 General Commercial zone district. Per the new Ordinance, no siting preferences/requirements for this application is necessary since this proposed tower is not a Personal Wireless Service Facility "PWSF."

Conditional Use Permit:

Conditional Uses are not uses by right, it is one that is otherwise prohibited within a given zone district without approval of a Conditional Use Permit. A Conditional Use Permit, once the use is established, runs with the land and remains valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop or establish such use accordingly is sufficient grounds to revoke the permit.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on March 28, 2016. No one attended the Neighborhood Meeting other than the applicant and City staff. The City has received two emails since the Neighborhood Meeting from the public concerning the proposed application which are included within this Staff Report. One email was in support of the request and the other email had concerns about radiation and electronic interference that the new tower may cause.

How this item relates to the Comprehensive Plan Goals and Policies:

The site is currently zoned C-2 (General Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Commercial. The DPE LLC Conditional Use Permit application meets the Comprehensive Plan by providing appropriate commercial and industrial development opportunities and by encouraging the preservation of existing buildings and their appropriate reuse which meets the following two goals from the Comprehensive Plan:

Goal 6: Land Use decisions will encourage preservation of existing buildings and their appropriate reuse.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy B. The City and County will provide appropriate commercial and industrial development opportunities.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Conditional Use Permit for DPE LLC meets with the goal and intent of the Economic Development Plan by supporting an existing business/company within the community as it expands their present site and business offerings along with the possible opportunity to provide additional jobs.

Board or Committee Recommendation:

N/A.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Previously presented or discussed:

This proposal has not been previously discussed.

Attachments:

1. Staff report/Background information
2. Site Location Map
3. Aerial Photo Map
4. Comprehensive Plan Future Land Use Map
5. Existing Zoning Map
6. Engineering drawings for proposed tower
7. Google Earth Map of other tower locations operated by applicant
8. Email correspondence from public regarding application

BACKGROUND INFORMATION			
Location:		575 S Westgate Drive	
Applicant:		DPE LLC (Denny Eschliman), Owner	
Existing Land Use:		Office/Warehouse building	
Proposed Land Use:		Install 56' tall roof mounted guyed tower for telecommunications use	
Surrounding Land Use:	North	Commercial/Industrial	
	South	Commercial/Industrial	
	East	Commercial/Industrial	
	West	Commercial/Industrial – Vacant land	
Existing Zoning:		C-2 (General Commercial)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	C-2 (General Commercial)	
	South	C-2 (General Commercial)	
	East	C-2 (General Commercial)	
	West	C-2 (General Commercial)	
Future Land Use Designation:		Commercial	
Zoning within density range?	X	Yes	No

Section 21.02.110 of the Grand Junction Zoning and Development Code:

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(1) Site Plan Review Standards. All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Zoning and Development Code and conformance with the SSID (Submittal Standards for Improvements and Development), TEDS (Transportation Engineering Design Standards) and SWMM (Stormwater Management) Manuals.

The applicant developed this property in 2006 and met all the off-street parking and landscaping requirements at the time of development. The proposed installation of a 56' tall roof mounted tower does not require additional off-street parking or landscaping.

Therefore, this criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 Zoning and Development Code, except density when the application is pursuant to 21.08.020(c) [nonconformities];

“Tower, non-concealed” requires a CUP within the C-2 zone district. The proposal is in compliance with the underlying zone district’s performance standards established in Section 21.03.070 (e) of the Zoning and Development Code. Radio/communication towers are exempt from the maximum zone district height limitation of 40’ within the C-2 zone district (Section 21.03.030 (f) (2) of the Zoning and Development Code). Under the new Telecommunications Ordinance, new towers are subject to the principle building setbacks of the underlying zone district. Because the proposed tower is being placed on the roof of the existing building the setback requirements for the C-2 zone district are met. Per the new Ordinance, if the property is not adjacent to any residential structures, setbacks are equal to the setbacks for the zone district in which that the property is located.

Upon approval of the requested CUP, this criterion will be met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

Under the recently adopted Telecommunications Ordinance “Tower, non-concealed” requires a CUP within the C-2 zone district. All other use-specific requirements for this request as stated in Chapter 21.04 of the Zoning and Development Code are in compliance with this application.

Compliance with new Telecommunications Ordinance:

For non-concealed Telecommunications towers, the proposed new non-concealed tower would be less than the maximum height requirement of 150’ in height, meet all applicable setbacks from property lines as discussed in criterion # 2, equipment cabinets and shelters would be located within the existing building therefore, no fencing or buffers would be required since all equipment would be internal to the building.

Under the new Ordinance for a non-concealed tower, new antenna mounts shall be flush-mounted to the tower unless the applicant can demonstrate that flush-mounted antennas will not reasonably meet the network objectives of the desired coverage area. Applicant has stated that the proposed antenna must be located at the top of the tower to provide the best omni radiation pattern. When mounted to the side of the tower, the omni radiation pattern is distorted by the tower. With antenna mounted on standoff bracket, it also provides horizontal isolation to a possible future antenna mounted at the same elevation, thus the applicant’s request to install the antenna at the top of the tower, rather than being flush-mounted. In regards to the proposed microwave dish also to be mounted on the proposed tower, the mounting hardware supplied by the manufacturer, allows for mounting of the dish close to the tower.

Applicant has also stated that at this point in time, all antennas to be located on the tower will be used for the applicant's own network communication system and not for PWSF.

Therefore, this criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The proposed installation of a new telecommunications tower does not have a need for support services, however the property is located west of 25 Road between Patterson Road and Hwy 6 & 50 in an existing commercial/industrial area. A short distance to the west is Grand Mesa Center and Mesa Mall for retail services along with other associated restaurant and retail stores in the near vicinity. Highway 6 & 50, 25 Road and Patterson Road all major transportation corridors within the community.

Therefore, this criterion has been met.

(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

All adjacent properties are zoned C-2 which do not require any additional screening or buffering between properties. There are no residential dwelling units located within or adjacent to this site. The proposed tower will be located on top of the existing building and all associated equipment would be internal to the existing building.

Therefore, this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The site, located within a commercial/industrial area, provides efficient access and landscaping as required by City regulations in effect at the time of development in 2006. The proposed 56' tall tower is a non-concealed tower located on top of the existing single-story warehouse/office building and all

associated equipment would be internal to the existing building thereby having minimum negative impact on the use and enjoyment of adjoining property.

Therefore, this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The proposed development will not adversely impact the adjacent commercial/industrial area as all required International Fire and Building Codes will be met for the project. Because this property is adjacent or near transportation corridors, is presently zoned C-2 (General Commercial) and is in close proximity to existing commercial/industrial uses, the proposed use will coexist in a harmonious manner with nearby existing and anticipated development.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the DPE LLC Telecommunications Tower CUP application, CUP-2016-186, request for a Conditional Use Permit, the following findings of fact, conclusions and conditions have been determined:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan and with the goal and polices of the Comprehensive Plan, specifically, Goals 6 and 12.
2. The review criteria, items 1 through 5 in Section 21.02.110 of the Grand Junction Zoning and Development Code have all been met or addressed.
3. Applicant shall be responsible for meeting all conditions as required by the City Fire Department and Mesa County Building Department as applicable from the International Fire and Building Codes for the installation and engineering for wind loads etc., for the installation of a 56' tall roof mounted guyed telecommunications tower.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit for the installation of a 56' tall roof mounted guyed tower for telecommunications with the findings of fact, conclusions and conditions as defined in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for a Conditional Use Permit for the installation of a 56' tall roof mounted guyed telecommunications tower, City file number CUP-2016-186, I move that the Planning Commission approve the Conditional Use Permit with the findings of fact, conclusions and conditions listed in the staff report.











P.O. Box 1099
Scottsbluff, NE 69363-1099
Phone: 308-632-6188
Fax: 308-632-7172
Email: rschmer@b-steel.com

February 23, 2016

TPI INDUSTRIAL INC.
2471 Riverside Prky. "A"
Grand Junction, CO. 81505

Attn: Chris McCallum

RE: Two-Way Communication (B&C building #4045)

Chris

After review of the reactions provided by CCI Engineering we find that the above B&C Metal Building, will support the communication tower loads that are described.

Respectfully Submitted
B&C Steel Corp

A handwritten signature in black ink that reads "Rod Schmer".

Rod Schmer
Sales Manager





CCI ENGINEERING
Cronk Construction Inc.

1129 -24- Road
Grand Junction, CO 81505

Grand Junction (970) 245-0577 • Glenwood Springs/Aspen (970) 640-5029 • Montrose/Delta (970) 640-5029
Fax: (970) 257-7453 • Email: ccigj@msn.com

February 18, 2016

To: DPE, LLC
575 South Westgate Drive, Unit A
Grand Junction, CO 81505
970-263-4508, 970-986-1835

Re: structural analysis of communications tower installation at 575 South Westgate Drive,
Unit A, Grand Junction, CO 81505

A communications tower is proposed for installation on an existing steel build located at 575 South Westgate Drive, Unit A, Grand Junction, CO 81505. As per drawings furnished by the owner, the tower will consist of 50' of Rohn-25G tower with a small antenna and 3' dia. communications dish mounted at the top. The tower will be located at the peak of an existing steel building with three guy wires attached to the structural frame of the steel building. Analysis of reactions to the steel building at the tower base and the three guy wire attachment points as per drawings furnished by the owner follows.

Wind speed – 115 mph, Exposure B; weight of tower and antennas – 350 lbs

Maximum tower base vertical reaction –2,032.31 lbs @ 115 mph wind

Maximum reaction on one short guy wire pair at 115 mph wind speed of 1983.72 lbs at horizontal angle to wall of 90° and vertical angle of 58°

Maximum reaction on each of two long guy wire pairs at 115 mph wind speed of 1457.51 lbs at horizontal angle to wall of 37° and vertical angle of 44°

Please call if you have additional questions concerning this issue. Thank you.

Seal

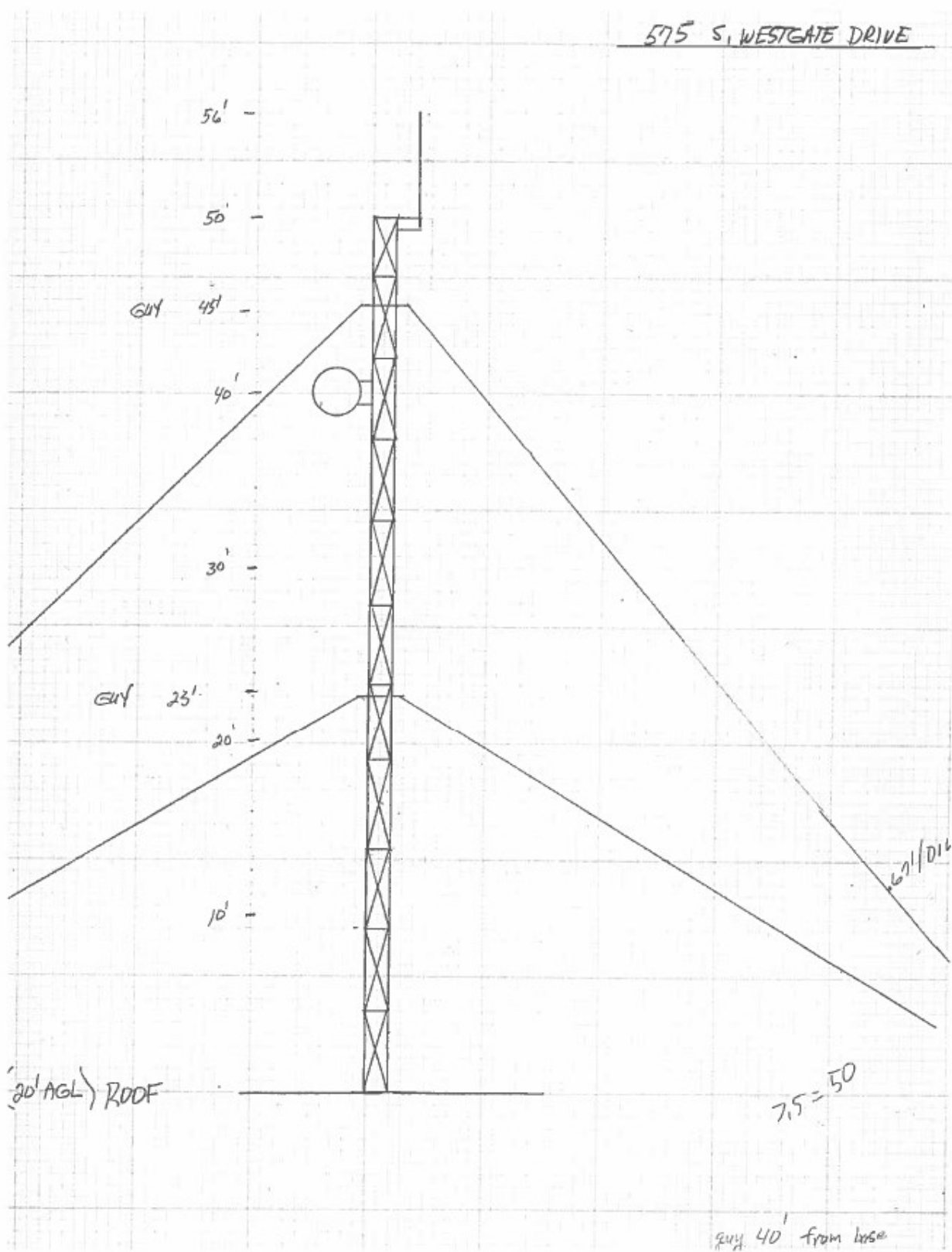


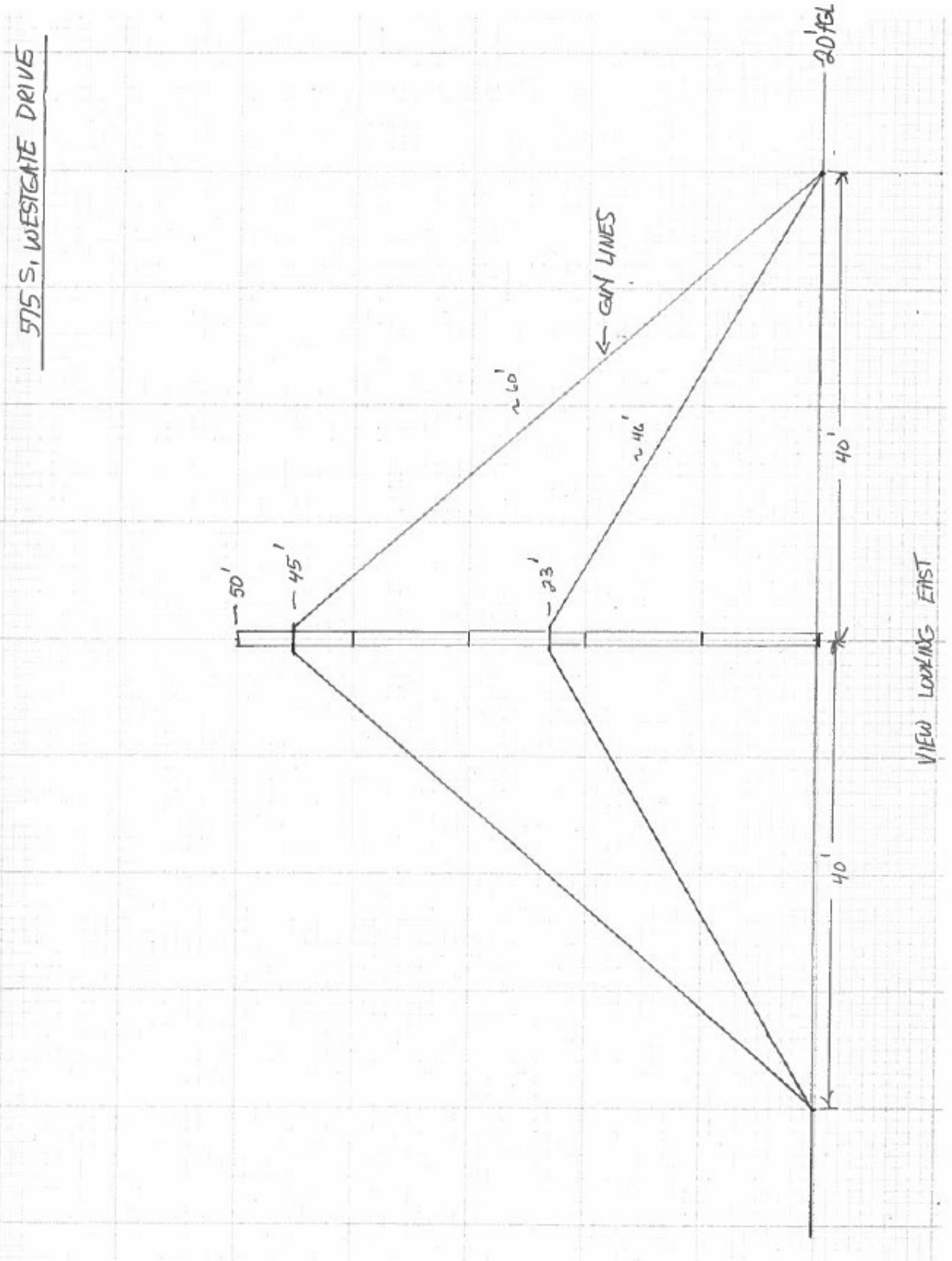
Thomas A. Cronk

Thomas A. Cronk

Date

February 18, 2016





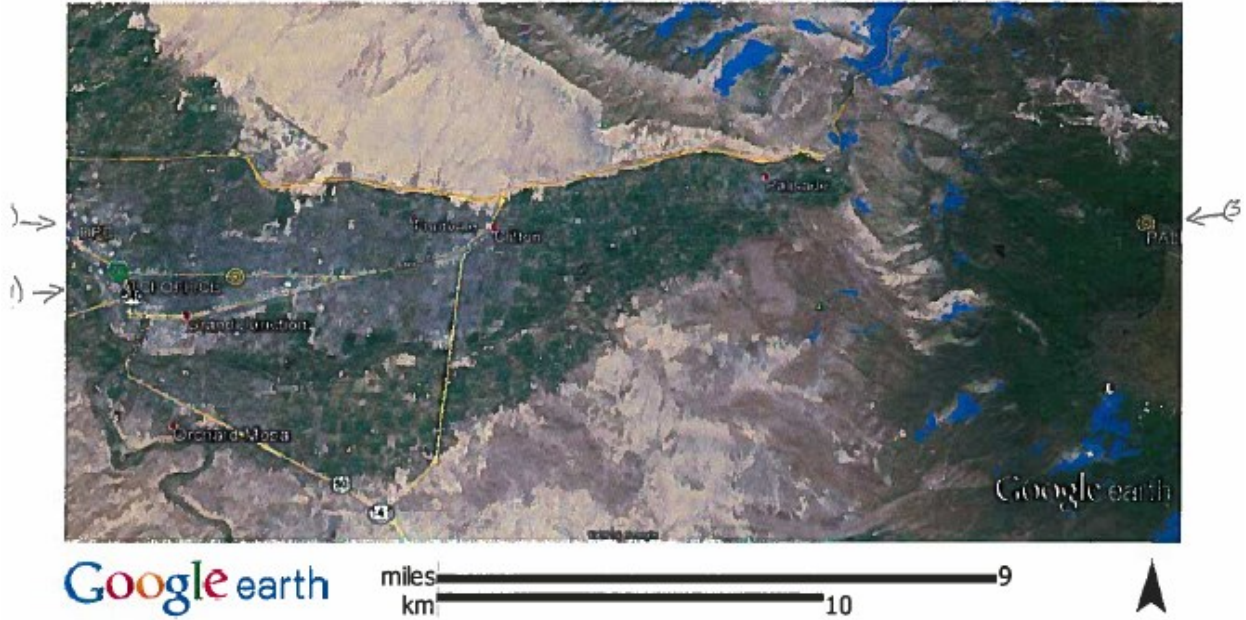
515 S. WILSON DR

MATERIALS WEIGHT

1.)	RDHN	BPC25G	TOWER	BASE PLATE	24 lbs
2.)	"	25G	TOWER	SECTIONS 5@40	200 "
3.)	"	GA25G	TORQUE	ARMS 2@ 10	20 "
4.)	"	3/16EHS	GUY	WIRE	27 " .
5.)	DECIBEL	DB856-XC	ANTENNA		8 "
6.)	MICRO WAVE	ANTENNA	HP3-11R		50 "
			TOTAL		<u>329 lbs</u>



Area Map of other tower locations operated by applicant:



- 1.) TCI OFFICE 2511 BELFORD AVE
- 2.) DPE 575 S. WESTGATE DR
- 3.) PALISADE POINT 4595 FS ROAD

From: <bhbatra@yahoo.com>
To: "scottp@gjcity.org" <scottp@gjcity.org>
Date: 5/2/2016 6:21 PM
Subject: CUP - 2016 -186 (575 S Westgate Dr)

Hello Scott,

My name is Bipin Batra (569 S Westgate) and I own the lots and the commercial condos immediately adjacent to the property whose application you are reviewing.

I am somewhat concerned about radiation as well as electronic interference that the tower may cause. Therefore, I would like to review the documents related to this application. Are these available electronically and, if so, may I request the same.

Thanks,

Bipin

970 376-4010

From: "Andy Kelley" <akelley6@gmail.com>
To: <scottp@gjcity.org>
Date: 5/3/2016 2:31 PM
Subject: Notice of Application CUP-2016-DPE LLC Telecommunications Tower CUP 545 S. Westgate Dr.

Scott Peterson,

I got your post card regarding:

Notice of Application CUP-2016-DPE LLC Telecommunications Tower CUP 545 S. Westgate Dr.

I am the landowner on several nearby properties:

547 Northgate Dr.

580 N. Commercial Dr.

576 S. Commercial Dr.

574 S. Commercial Dr.

This is an industrial area and it seems fine if DPE LLC wants to put up a telecommunications tower.

Andy Kelley

Kelva LLC.

970-260-3182