

**GRAND JUNCTION PLANNING COMMISSION**  
**July 25, 2017 MINUTES**  
**6:00 p.m. to 6:34 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, Keith Ehlers, Ebe Eslami, George Gatseos, Steve Tolle and Bill Wade.

In attendance, representing the Community Development Department – Tamra Allen, (Community Development Director), Kathy Portner, (Community Services Manager), and Dave Thornton (Principal Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 25 citizens in attendance during the hearing.

**\*\*\*CONSENT CALENDAR\*\*\***

**1. Minutes of Previous Meetings**

*Minutes not available at this time.*

Chairman Reece noted that the minutes of the previous meeting were not available at this time.

**\*\*\*INDIVIDUAL CONSIDERATION\*\*\***

**2. Adaptive Communication Telecommunication Tower CUP**

[File #CUP-2017-266]

Request for a Conditional Use Permit for telecommunications tower on 9.218 acres in a C-2 (General Commercial) zone district.

*Action: Approval or Denial of CUP*

Applicant: Adaptive Communications, LLC  
Location: 793 22 Road  
Staff Presentation: Dave Thornton, Principal Planner

Chairman Reece briefly explained the item to be presented for individual consideration.

David Thornton, Principal Planner, explained that the request is for a Conditional Use Permit for the property at 793 22 Road for a Telecommunication facility to provide Broadband services for residential and commercial customers, owned and operated by the applicant, Adaptive Communications, LLC.

Mr. Thornton stated that a Neighborhood Meeting was held on May 31, 2017, with 3 citizens in attendance. Area residents in attendance expressed support for the proposal. Additionally, GJ Economic Partnership has expressed support for the project.

As part of the requirements, a Balloon Test showing the height of the tower at 100 feet was flown in the morning of June 28<sup>th</sup>.

Mr. Thornton displayed a slide of the proposed tower site and noted that the property is located on the southwest corner of 22 Road and H Road and currently contains a RV Park on the eastern 2/3 of the property and RV Storage on the western 1/3. It is owned and operated by TMG Real Estate LLC. Mr. Thornton stated that the applicant Adaptive Communications LLC is requesting a Conditional Use Permit to add to the site a Telecommunications facility.

Mr. Thornton noted that adequate public and community facilities and services are available to the property and are sufficient to serve the telecommunication use proposed with the CUP. To the east is TDS, Tire Distribution and other commercial warehouse facilities, to the north is Diesel Services and vacant land, to the west is mini storage. To the south is a commercial building currently a commercial supply company as well as vacant land.

Mr. Thornton displayed the Future Land Use Map showing the property as Commercial/Industrial. The next slide displayed was of the Zoning Map illustrating the current zoning of C2 (General Commercial).

Mr. Thornton displayed an aerial photo of the site and explained that the Tower location is within the existing RV Storage area with the eastern edge adjacent to the RV Park. The site lies in the northern portion of the property with allowance for future ROW dedication for H Road as a Principal Arterial street.

The tower is nonconcealed and 100 feet in height, far under the maximum of 150 feet the zoning allows. In the C-2 Zone district it requires a CUP.

Mr. Thornton explained that the tower is designed with breakpoint technology where failure of the tower falling or collapsing will occur within a 40' radius. Mr. Thornton noted that this is different than what was written in the Staff report. The staff report should say the height of the proposed breakpoint on the tower is 60', not 40'. This is important because it establishes the setback requirement for the tower from any dwelling unit. Staff is including Recreational Vehicles (RV's) under this definition as dwelling units.

The applicant revised the site plan (shown on the slide in front of you) to meet the required setback of 44 ft. from the tower (110% of the 40 ft. radius).

Mr. Thornton explained that the applicant had to address why an existing tower or facility was not available to justify a new tower facility. Mr. Thornton noted that this is included in the Staff report which is a part of this public hearing record.

Mr. Thornton stated that broadband services will be available to a large area of the Grand Junction community with this proposed facility. A large portion of Appleton and the western area of the Redlands, as well as the commercial and industrial areas of the 22 Road area will be within the service area. In addition, the tower structure has the capability for colocation, including cellular service.

Mr. Thornton noted that Structure Classification is a means to segregate structures based on their usage. Class I has the lowest nominal loading requirements, while III has the highest. Mr. Thornton explained that the Development Code refers to the structural standards as Series III. The industry refers to them as Class III. Staff concurs with the applicant that Series III and Class III are the same standards and these terms are referred to interchangeably.

Mr. Thornton emphasized that the applicant's engineer, DGP Engineering, LLC has issued a statement that all standards for Class III are and will be met with the proposed tower.

### **Findings of Fact/Conclusions**

Mr. Thornton stated that after reviewing the Adaptive Communications LLC Telecommunications Tower CUP application, CUP-2017-266, 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 policies of the Comprehensive Plan, specifically, Goal 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 100 ft. tall noncealed telecommunications tower.

### **Questions for Staff**

Commissioner Wade asked for clarification of the location of the tower to the RV park.

Commissioner Ehlers recalled a regulation in local land development where the setback required for a tower was twice the height of the tower. Commissioner Ehler's concern was that the applicant may get to the building department and hit a roadblock. Mr. Thornton stated that the "breakpoint" technology text was incorporated into the City Code that has been adopted and the setbacks are in compliance with the Code.

### **Public Comment**

Kristi Pollard, Executive Director for the Grand Junction Economic Partnership, 122 N 6<sup>th</sup> Street. Ms. Pollard stated that they are in support of the proposal. Ms. Pollard noted that they have been working with Adaptive Communications and Adaptive Towers for several months and they are part of the State's Jump Start program. Ms. Pollard stated that not only is it an innovative technology, they will also be providing a wireless service to some of the remote areas of Grand Junction. Ms. Pollard emphasized that wireless service is important in recruiting companies to relocate to Grand Junction as well as for visitors.

Tracy Harmer, Delta CO, President of Adaptive Communications thanked the Planning Commission for reviewing the project and the audience members who came out in support of the project. Mr. Harmer stated that not only is his company providing internet service, but they are creating jobs by locating a new manufacturing plant to make the towers in Grand Junction.

Mari Garland, 793 22 Road, stated that she and her husband own Junction West RV Park where the adaptive tower will be located. Ms. Garland stated that they serve an average of 67 households per night that presently share the same internet service. Ms. Garland noted that they currently cannot get quality service at any price, and the high speed service they will be getting will be priced competitively.

Don Pettygrove, 8 Moselle Ct., stated that he is the manager and owner of DGP Engineering LLC and is the structural engineer for this project. Regarding the collapse mechanism and wind-loading, Mr. Pettygrove stated that the Code has very specific conditions that must be met. Mr. Pettygrove stated he had contacted the City several years ago regarding the possibility of getting improved service. Mr. Pettygrove stated that there is a neighbor across the street from a Verizon tower near his house/business that has taken the operators of the tower to court and there is now an injunction imposed on cell tower usage. Mr. Pettygrove stated as a result of this, for the past six months he has not had cell service in his residence/business.

Diana Herald, 4590 S 21 ½ Rd. Glad Park, stated that she has lived in the area for 30 years and although she lives in an area that will not benefit from this project, she is in support of the project that will improve and modernize the technology available. With no other comments or questions, Chairman Reece closed the public hearing portion of the meeting and asked for a motion.

**MOTION: (Commissioner Wade)** “Madam Chairman, on the matter of file number CUP-2017-266 a request for a Conditional Use Permit for a telecommunications tower on 9.218 acres in a C2 (General Commercial) zone district, I move we approve the tower.”

Commissioner Ehlers seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

**3. Other Business**

None

**4. Adjournment**

The meeting was adjourned at 6:34 pm.