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**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, MAY 8, 2018, 6:00 PM**

Call to Order - 6:00 P.M.

1. Election of Officers

2. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the April 10, 2018 meeting

3. St. Mary's Hospital Rezone and Master Plan Amendment

[Attach 2](#)

FILE # PLD-2018-113

Consider a request for an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs and Rezone a portion of 510 Bookcliff Avenue to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business).

Action: Recommendation to City Council

Applicant: Sisters of Charity of Leavenworth Health System Inc.
Location: 510 Bookcliff Avenue
Staff Presentation: Scott Peterson

4. 26 Road LLC Rezone

[Attach 3](#)

FILE # RZN-2018-162

Consider a request to rezone 151.16 acres from PD (Planned Development) to R-2 (Residential - 2 du/ac) zone district.

Action: Recommendation to City Council

Applicant: 26 Road LLC
Location: Between 26 & 26 1/2 Roads, south of H 3/4 Road
Staff Presentation: Scott Peterson

5. Zoning and Development Code Amendment--Cluster Development

[Attach 4](#)

FILE # ZCA-2018-183

Consider a request to amend Section 21.03.060 of the Zoning and Development Code addressing Cluster Development

Action: Recommendation to City Council

Applicant: City of Grand Junction

Location: City wide

Staff Presentation: Tamra Allen

Other Business

Adjournment

Attach 1

GRAND JUNCTION PLANNING COMMISSION April 10, 2018 MINUTES 6:00 p.m. to 7:47 p.m.

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

In attendance representing the City Planning Commission were; Christian Reece, Kathy Deppe, Brian Rusche, Andrew Teske, Steve Tolle, and George Gatseos.

In attendance, representing the Community Development Department–Tamra Allen, (Community Development Director) and Scott Peterson, (Senior Planner).

Also present was Jamie Beard (City Attorney).

Lydia Reynolds was present to record the minutes.

There were 39 citizens in attendance during the hearing.

* * * CONSENT CALEDAR * * *

1. Minutes of Previous Meetings

Action: Approve the minutes from the February 20th and February 27th, 2018 meetings.

Chairman Reece briefly explained the Consent Agenda and called for a motion to approve the Consent Agenda.

MOTION:(Commissioner Rusche) “I move to approve the Consent Agenda as presented.”

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

Chairman Reece explained there will be a written and video recording of the meeting. The order of the meeting will be as follows:

- 1) Examination of the application and a determination concerning the adequacy of notification.
- 2) Presentation, description and analysis of the application by the staff,
- 3) Opportunity for the applicant to present evidence and arguments concerning their position on the project

- 4) All other interested parties may then address the Commission, with comments limited to three minutes per speaker.
- 5) Planning Commission may ask questions from staff, applicant, or members of the Public after each presentation.
- 6) The public comment section of the hearing may be closed after all public comment has been received.
- 7) The applicant will be given the opportunity to respond or give a rebuttal.
- 8) Staff may respond to any statement made by applicant, public or Planning Commission.
- 9) The Chair will close the public hearing and no further evidence will be accepted.
- 10) The evidentiary portion may be reopened only by a majority vote of the Planning Commission.
- 11) After the closure of the public hearing the Planning Commission will begin its deliberation which will end with a passage of a motion.

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

2. Elevation 4591 FILE # PLD-2017-435

Consider a request of an Outline Development Plan (ODP) and Rezone to PD (Planned Development) zone district with a default zone of R-8 (Residential - 8 du/ac) to develop 19 single-family detached lots with one additional lot proposed for a two-family dwelling for a total of 21 dwelling units all on 2.99 +/- acres.

Action: Recommendation to City Council

Applicant: Chronos Builders LLC - Cody Davis
 Location: 2524 F 1/2 RD
 Staff Presentation: Scott Peterson

Chairman Reece briefly explained the project and asked the applicant to introduce themselves.

Lisa Cox, stated she was the Special Projects Coordinator with Vortex Engineering. Robert Jones II stated that he was with Vortex Engineering at 2394 Patterson STE 201, Grand Junction.

Chairman Reece began the public hearing by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Peterson replied that notice had been provided as in accordance to the code.

Staff Presentation

Mr. Peterson (Senior Planner) stated that there were four exhibits entered into the record for this item.

- 1) Application dated September 8st, 2017

- 2) Staff report dated March 27 2018 and updated April 10, 2018
- 3) Correspondence received to date with the addition of 2 recent emails passed out at meeting.
- 4) Staff presentation dated April 10, 2018

Mr. Peterson began his presentation by stating that this is a request for an Outline Development Plan and Rezone to PD, Planned Development with a default zone of R-8 for the proposed Elevation 4591 residential subdivision. The applicant for these requests is the property owner, Chronos Property LLC.

Mr. Peterson displayed a PowerPoint slide of the area and stated that this is the Site Location Map of the area. The property is currently vacant, unplatted land located north of F ½ Road, between 25 and 25 ½ Roads. The property address is 2524 F ½ Road. The proposed plan will develop 19 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 21 dwelling units on 3.23 acres.

The next slide shown was an aerial photo map of the parcel and surrounding lots. A previous ODP for this property was approved in May 2008, by the City Council for a project with 12 single-family detached lots, however, that plan has since lapsed. The property owner now wishes to apply for a new Planned Development zone district with a default zone of R-8 (Residential – 8 du/ac) and provide for 21-residential units on 20 lots for a project density of 6.50 dwelling units per acre.

Mr. Peterson explained that the property was annexed into the City in 2000. The 3.23-acre parcel is a challenging property to develop due to its long narrow design of approximately 120' wide by 1,300 feet in length. The site is bounded on the west by Diamond Ridge Subdivision, Filing 2 and on the east by Westwood Ranch, Filing Two. Valley Meadows Subdivision is directly to the north with Colonial Heights Subdivision to the northwest. Mr. Peterson stated that the only access to the applicant's property is from F ½ Road. The property is also bounded on the north by an existing irrigation canal which is operated by Grand Valley Irrigation Company.

Mr. Peterson noted that this parcel is bordered on all sides by existing development that has occurred over the years. Generally, sites such as these are considered "infill" sites and often sit vacant because they were considered of insufficient size for development, property owners were unwilling to sell or work with developers, or because there were other more desirable or less costly sites for development. The subdivisions on either side of the proposed development were not required to stub streets to the property lines for access to this parcel due to the previous property owner's demands, which has left the site constrained for access.

The next slide displayed was of the Comprehensive Plan Future Land Use Map. Mr. Peterson explained that the proposed PD zone with the R-8 default is consistent with the designation of Residential Medium, 4 to 8 du/ac. Across F ½ Road is a Commercial Industrial designation with a zoning of Industrial Office Park.

Mr. Peterson displayed the existing zoning map and explained that existing zoning identifies the property as currently zoned PD with a lapsed plan. Adjacent zoning to the east and north is PD with PD also to the west along an R-5 designation. Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved through a high quality planned development. Mr. Peterson noted that existing residential densities for the Diamond Ridge subdivision to the West are around 4.5 du/acre and the Westwood Ranch Subdivision to the east are about 4.4 du/acre.

A slide listing the long-term community benefits was displayed and Mr. Peterson stated that the intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. As defined by the Code, long-term benefits include, but are not limited to the following as identified on this slide;

1. *More effective infrastructure;*
2. *Reduced traffic demands;*
3. *A greater quality and quantity of public and/private open space;*
4. *Other recreational amenities;*
5. *Needed housing types and/or mix;*
6. *Innovative designs;*
7. *Protection and/or preservation of natural resources, habitat areas and natural features; and/or public art.*

City Staff found that three of the seven long-term community benefits, are being met with this proposed development application. For example, regarding #3, the applicant intends to provide a landscaped open space tract (proposed Tract E – 0.17 acres) with amenities such as bench and picnic shelters and school bus shelter in an area that will also function as a detention facility (with underground detention to allow the surface to be utilized as active open space) which will all be owned and maintained by a homeowner's association. The installation of the proposed shelters/benches and underground detention facility are not required by Code and will serve a community amenity for the subdivision.

The applicant notes that with these amenities they will create a more desirable residential community and will add additional value to the greater community. The Code requires only a minimum 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space identified within Tract E is in excess of Code requirements. The Code also does not require the detention basin be buried. This feature will ensure uninterrupted use of the surface area as usable open space thereby providing for a greater quality of open space within the development.

Regarding benefit #5, Needed housing types and/or mix, Mr. Peterson explained that the Applicant is proposing to build homes that range between approximately 800 to 1,300 square feet on small lots that will require little to no maintenance. Recent conversations by the applicant with local realtors indicate that there is a strong, local market demand for smaller, modern, wireless technology homes on small lots requiring

little to no maintenance. There are very few homes in the local housing inventory or with new construction that meet this demand. Consequently, it has been represented that when this type of housing becomes available on the local market, they are immediately sold.

Mr. Peterson referred to benefit #6, Innovative Designs, and stated that recent planning and housing trends nationwide indicate that as the baby-boomer generation ages, the housing market is reflecting a desire for smaller yards and homes. At the same time, the younger generation is also discovering the benefits of urban living with shorter commute times, living closer to City amenities and more moderately size homes.

Mr. Peterson displayed a slide of the proposed design of the picnic and school bus shelters along with picnic tables and benches that is proposed to installed with the HOA tract adjacent to F ½ Road.

The next slide Mr. Peterson displayed showed the dimensional standards for the R-8 zone district and the proposed ODP. The applicant is proposing to utilize the dimensional standards for the R-8 zone district with three (3) deviations as shown on the table.

Mr. Peterson explained that the Zoning and Development Code sets the purpose of a Planned Development zone and enables the PD to be used for unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapter 21.03 of the Code.

In this case, the only deviation from the required minimum standards R-8 zone district is the applicant's request to reduce the minimum lot width from 40 feet to 35 feet.

Mr. Peterson noted that the applicant proposes an increase above the minimum requirement the rear yard setback from 10 feet to 15 feet. The applicant also proposes to decrease the maximum building height from 40 feet to 30 feet and increase the lot area from 3,000 to 3,011.

A direct benefit to the adjacent neighborhood will be the increased rear yard setback from 10 feet to 15 feet and the reduction of the maximum building height from 40 feet to 30 feet. The proposed increase of the minimum setback comes as direct result of discussions with area residents during the Neighborhood Meeting at which time residents expressed concern with homes being located close to their existing fences and with the maximum height allowed by the R-8 zone district. Both the rear yard setback and lowering of building height are restrictions in excess of the required Code.

Mr. Peterson displayed the proposed Outline Development Plan and lot layout and noted that the Plan allows only single-family detached units on Lots 1-19 with one two-family attached dwelling proposed for Lot 20. The only public access available to this property is from F ½ Road. The internal street design was reviewed and approved by the City's engineering team as an alternative street standard (30 feet right-of-way

including curb, gutter, sidewalk on the east side with 22.5 feet of asphalt width) with the condition that the Applicant provide sufficient parking.

Mr. Peterson stated that to meet the required parking (21 off-lot stalls) the Applicant has provided a total of 25 off-lot parking spaces (14 spaces within proposed Tract D and 11 on-street parking spaces). As part of the alternative streets review, the City's engineering team only allowed for on-street parking on one side of the street (east side). Each lot will contain the minimum required 2 off-street parking spaces (one in garage and one in driveway) as consistent with the Zoning and Development Code.

A TEDS Exception (Transportation Engineering Design Standards) was also approved by the City to allow a dead-end street to be longer than the Code provision of 750 feet, provided that a Fire Department turn-around was installed (proposed Tract C). The Applicant proposed a dead-end street to be approximately 835 feet in length.

Mr. Peterson referred to the site plan displayed and explained that Tract E is located adjacent to F ½ Road at the subdivision entrance and provides for the installation of a park bench/shelter, picnic shelter and a separate school bus shelter for the usage of the neighborhood. Tract E will also contain an underground stormwater detention facility to optimize above ground landscaped open space (turf grass, trees and shrubs). The installation of the underground stormwater detention facility, school bus shelters are considered a community benefit for the Planned Development zone district, since these subdivision amenities are not required by Code.

Within Tract B, at the north end of the property adjacent to the GVIC canal, the Applicant will dedicate and construct a 10-foot wide concrete trail for public use within a 15-foot public trail easement as required by the Urban Trails Master Plan. This trail connection would connect with other City owned open space in the area along the canal, north of Westwood Ranch Subdivision and within the Colonial Heights Subdivision to the northwest. Mr. Peterson added that the Applicant is proposing to develop the subdivision in a single phase.

Mr. Peterson's next slide illustrated the proposed Landscaping Plan. As identified, landscaping per Code requirements with trees and shrubs will be provided within proposed Tracts B, C, D and E. Six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the south side of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. All proposed tracts of land will be conveyed to and maintained by the proposed Homeowner's Association with exception of Tract A that will be conveyed to GVIC.

The next slide was a color rendering of the landscaping plan with trees, shrubs, turf grass and native grass. Seed mix is being provided in all open space tracts and will meet or exceed the requirements of the Code. Section 21.06.040 (g) (5) of the Zoning and Development Code requires a minimum 14-foot wide landscape buffer outside a perimeter enclosure adjacent to arterial and collector streets (F ½ Road is classified as a Major Collector). The proposed width of Tract E is 89 feet adjacent to F ½ Road. Tract E will also include picnic and park bench/shelters and a school bus shelter. Construction of a 10-foot-wide concrete trail will also be developed adjacent to the Grand Valley Irrigation Company canal along the north side of the property per the requirements of Urban Trails Master Plan.

Mr. Peterson stated that the Applicant has commissioned an architect to design 3 model homes that seek to meet the strong, local market demand for smaller housing and displayed a slide of the floor plans and front view of homes. Mr. Peterson noted that the Applicant provides the following regarding the innovative design of their housing product:

“The exterior will be a compilation of metal, composite and stone façade for a modern look but with low maintenance requirements. The homes will be equipped with wireless technology to control thermostats, lighting, entertainment technology and garage doors. Interior finishes will be high end, modern materials such as quartz countertops, plank flooring and modern cabinets with splashes of industrial hardware to accent the modern look of the homes. Landscaping will combine a small amount of grass in the front yards with shrubs and trees and the back yards will have patios with xeric landscaping and a fire pit feature to create an active social area with low maintenance. The use of solar panels is currently being explored and will be installed with each home if it is not cost prohibitive. Provision of smaller, energy efficient, technology smart homes that are in great demand in the Grand Valley may be the most significant community benefit offered by the Elevation 4591 development.”

Mr. Peterson stated that pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following review criteria:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.*
- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.*
- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code.*
- d) The applicable corridor guidelines and other overlay districts.*
- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.*
- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.*
- g) Appropriate screening and buffering of adjacent property and uses shall be*

provided.

h) An appropriate range of density for the entire property or for each development pod/area to be developed.

i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Also, according to the Zoning and Development Code Mr. Peterson explained that a minimum of five acres is recommended for a Planned Development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development as a Planned Development. In approving a Planned Development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

1. Is adequately buffered from adjacent residential property;
2. Mitigates adverse impacts on adjacent properties; and
3. Is consistent with the goals and policies of the Comprehensive Plan.

Staff recommends approval of the request for the Outline Development Plan and Rezone to PD (Planned Development) with a default zone of R-8 (Residential – 8 du/ac) finding that:

After reviewing the application for a rezone to PD with an R-8 default zone district and an Outline Development Plan for the proposed Elevation 4591, the following findings of fact have been made;

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.05.010, the Planned Development has been found to have long term community benefits including:
 - a. A greater quality and quantity of public and/or private open space;
 - b. A needed housing type and/or mix; and
 - c. Innovative designs.
3. Pursuant to 21.05.040(e), it has been found that a smaller site (3.23 acres) is appropriate for the development as a Planned Development.
4. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request for a Planned Development Zone District and Outline Development Plan (ODP) for Elevation 4591.

Commissioner Questions for Staff

Chairman Reece asked why the parcel is listed as 2.99 acres on the agenda and the staff reports states it is 3.23 acres. Mr. Peterson explained that the 2.99 acre figure comes from the Mesa County Assessor's office and the 3.23 acres was the figure from the improvements survey. Mr. Peterson stated that it is due to the area near the canal

and the discrepancy will be sorted out prior to final design.

Applicant Presentation

Lisa Cox, Vortex Engineering, stated that she is the owner's representative for the rezone request. Ms. Cox requested that her presentation be entered into the record. Ms. Cox displayed a site and zoning map and gave a brief overview of the existing zoning. Ms. Cox noted that due to the physical constraints of the property, it is a challenge to develop this property while meeting the goals and objectives of the Comprehensive Plan and the development standards of the Zoning and Development Code.

Ms. Cox gave a couple of examples of how the development meets the goals of the comprehensive plan and noted that they tried to meet or exceed those goals. Ms. Cox displayed a site plan and stated that the zoning is 4-8 units per acres and they are meeting the midpoint of that at 6.5 u/a. Ms. Cox stated that they are helping to meet the goal of the comprehensive plan in developing an infill site. This development will provide an opportunity for smaller housing types that are in demand in the community, but few builders are constructing.

Ms. Cox displayed a list of Community Benefits that included;

- 1) More effective infrastructure
More compact development makes delivery of services more effective and efficient by reducing miles driven by school busses, delivery truck, trash trucks etc. By avoiding sprawl, there is less infrastructure and maintenance costs.
- 2) A greater quality of public open space
The developer has elected to make the detention facility underground allowing for a better quality open space that can be utilized by residents and people in the area.
- 3) Needed housing types
The community has a diversity of populations that goes beyond large homes on large lots.
- 4) Innovative design
The applicant is offering a unique design with only one deviation needed from bulk standards.

Ms. Cox displayed a slide of the Planned Development features and noted that as a direct result of the neighborhood meeting, the rear yard setback was increased from 10 feet to 15 feet to increase the privacy of neighboring properties. In addition, the maximum building height was voluntarily decreased from 40 feet to 30 feet.

Ms. Cox stated that the minimum lot width set at 35 feet to accommodate smaller lots with smaller homes was the only deviation from bulk standards that was requested.

Ms. Cox added that another feature was the underground detention to allow for active open space with amenities and a school bus shelter for children.

The next slide Ms. Cox displayed was an inset of the site plan that highlighted lot #20 where there are 2 attached units, Tract A: GVID and Tract B: HOA. In addition, Ms. Cox pointed out that there are two areas for emergency and large vehicles to turnaround. One turnaround is located in the north end of the development and there is a parking pod for 14 vehicles along with a Fire Dept. turnaround located toward the middle of the development.

The next slide showed examples of shade shelters, a picnic table and a bench that will be added to the active open space. Trees, grass turf and fencing will be additional amenities. A school bus shelter will be added that faces F ½ Road.

Ms. Cox displayed an example of three model homes that were designed by a local architect for the builder. The homes will range from 800 square feet to 1,300 square feet and each home will have a one car garage and will be equipped with the smart home technology that will control thermostats, lighting, security, home audio system and garage doors.

Ms. Cox stated that at the time of closing, each lot will be landscaped with primarily xeric plant materials, an optional small amount of lawn or turf, split rail fencing in the front yard and a gas fire pit in the back patio. Ms. Cox showed floor plans of the three model of homes which all had two bedrooms and two bathrooms.

The next slide presented the alternative street design and Ms. Cox explained that originally the street was to be on the east side of the development, however staff requested it be changed to the west side to integrate with future development of a lot to the west. The access to this development is F ½ Rd. which is classified as a major collector. City staff has evaluated the capacity of F ½ Rd. and has determined it has the capacity to absorb the traffic generated from this development. Lots will be elevated to drain to the street, and then routed to the underground drainage facility and then on to a city facility.

The next slide illustrated where a car can park between two lots, in addition to the parking pod. Ms. Cox emphasized that parking will not be allowed on the west side of the street.

Ms. Cox displayed an aerial photo of the site that points to locations of amenities that are a mile to a mile and a half away that includes a shopping mall, Community Hospital, access to riverside trails, a City Market grocery, a bus transfer station, Western Colorado Community College, a movie theater, numerous schools, restaurants, and a regional park. This proximity to services can decrease the need for cross town trips.

Public Comment

Ronald Stoneburner, 653 Longhorn, stated that he has lived in the neighborhood since 2000. Mr. Stoneburner passed out a handout of the water issues his neighborhood has faced and said the applicant admits there is a water issue but only dedicated one paragraph in the report to address it. Mr. Stoneburner stated that most of the houses in

his subdivision have sump pumps and some people have had 3 feet of water in their homes.

Mr. Stoneburner stated that the real estate market claims they need small homes for retirees and people starting out. If that is the case, he asked why they don't build more of them on 25 Rd. if they are that popular. He did not want to see these homes in his neighborhood.

Mr. Stoneburner stated his neighborhood had previously fought against two story homes and they just want single story. Mr. Stoneburner stated that the new development will have a view of the Monument and the existing homes will lose theirs.

Ronald Scott Stoneburner, stated that he is in a trust for an existing property. Mr. Stoneburner stated that he served the City as a Police Sgt. for 21 years and he has seen a lot more organization than this process has gone through. Mr. Stoneburner expressed his disappointment with Chronos Builders for not showing up at the neighborhood meeting so they could see the impact the development has on the neighbors. Mr. Stoneburner suggested they should possibly have the street run down the middle and make carriage style houses. Mr. Stoneburner stated that he feels this development will bring down the property values in the two neighboring subdivisions. Mr. Stoneburner asked where the high water table study is. Mr. Stoneburner does not feel this subdivision is compatible and it is driven by greed.

Robert Ingelhart stated that he lives in nearby Colonial Heights. Mr. Ingelhart stated that he thinks it would be nice to have small trendy homes there and it would be an aesthetic improvement over the house and dirt lot that is there now.

Ross Barefoot, 2519 Onyx Dr. stated that he shares a back fence with this development. Mr. Barefoot expressed his disappointment that the presenter had 45 minutes to speak and they are given 3 minutes when they will have to live next to the project. Mr. Barefoot read a quote from the Comprehensive Plan that speaks to sustaining a quality of life and balancing the needs of the community. Mr. Barefoot stated that the density of this proposal is not in keeping with the surrounding densities. Mr. Barefoot remarked that two story homes, in close proximity, is not sustaining the quality of life.

Ray Campbell, 664 Miranda St. stated that he lives in the Diamond Ridge Subdivision and moved into the area about 1 ½ years ago and spends a lot of time in his backyard. Mr. Campbell pointed out that his entire backyard will be looking at the duplex. Mr. Campbell stated that there will be a 30-foot roofline 5 feet from his property line. Mr. Campbell stated that he had bought the home to retire in and now he will be moving again and believes he will take a loss as the property values will go down.

Jan Kimbrough Miller stated that she is a local realtor with ReMax 4000 and she has found, over the years, that people are concerned with change and don't understand the desire for smaller homes. Ms. Miller pointed to Copper Creek North and Heritage

Heights and some units in Redlands Mesa where they don't look like housing they have seen before. Ms. Miller stated that they sell like crazy, people want them and many professionals coming into town, such as those in the medical fields, are looking for this type of housing. Ms. Miller stated that most of the housing stock is stucco and stone on a .25 acre lot. Ms. Miller provided a packet of information to the Commission. Ms. Miller noted that at the Parade of Homes this year, there was a "tiny home" (680 sf) that sold for \$265,000 after being on the market for only 7 days. Mr. Miller stated that many people in the community don't understand that there is a market for smaller homes.

Pat Hawkins stated that he and his wife moved to the Westwood Ranch Subdivision in 2001. Mr. Hawkins stated that he has been on the HOA board for several years and his biggest concern is the water table. Mr. Hawkins stated the first year he lived there they had several inches of water in the crawl space. Mr. Hawkins stated a lot of work has been done since then, they have re-lined the canal, put in a French drain across his front lawn and down Longhorn. Mr. Hawkins stated that the improvements have elevated some of the problem but he still gets water in the crawl space. Mr. Hawkins stated that he, like many other neighbors have had to install sump pumps. Mr. Hawkins expressed concern that some new homeowners may choose to put in lawns and irrigated them even though the homes are going to be xeriscaped. He does not see the problem getting better, especially with 21 new homes.

Sharon Smallwood, 2520 F ½ Rd., stated that she and her husband just purchased their home in July and were not apprised of any water problems, but she did have 2 inches of standing water in her yard all summer prior to purchasing her home. Ms. Smallwood stated that she was not at the neighborhood meeting but she feels this is appalling and likened it to a trailer park going in. Ms. Smallwood stated that she understands the need for that type of housing and does not mind a little development there. Ms. Smallwood stated that she does not see the quality of people moving in there that would continue to sustain a nice neighborhood. Ms. Smallwood feels it will devalue their homes and thinks that they should do this in a bigger neighborhood with more room.

Sue Love stated that she lives on Longhorn and the development is directly behind her house. Ms. Love stated that there are a lot of water issues. Ms. Love stated that when she is in her backyard, there will be 4 houses with at least 8 dogs. Ms. Love wanted the street to be moved to the other side so they won't have this water problem.

Darren Hysey stated that he has had water in his crawl space and has had to install a sump pump. Mr. Hysey stated that his fence posts rotted and when he dug down he hit water about 3 feet down. Mr. Hysey noted that several years ago they put a pipe in the ground down the street and filled it with gravel and it had holes for the water to dissipate, however eventually it will fill with silt and become less effective. Mr. Hysey stated that years ago he had heard that the whole Western Ranch Subdivision should never have been built due to the water table.

John Webster stated that he just bought a house there but has not moved in yet. He bought the house because it is an established neighborhood and somewhat of a

retirement area. He now feels it was a bad decision because of the water problem and he will now have new neighbors. Mr. Webster feels the subdivision is driven by greed. Mr. Webster compared the subdivision to slot homes in Denver and stated they aren't selling there. Mr. Webster stated that the homes are not smart homes or high-tech. He said they can do the same with Wi-Fi, Bluetooth or plug into a 110. Mr. Webster stated that if they wanted to develop the land they could put in community gardens or a park.

John Mangold stated that he lives one house away from the development. He thinks there will be traffic problems and the density is too high.

Dick Beidelschies, Miranda Street stated that he has lived here 11 years and the Westwood Subdivision has a lot of water problems. He is not in favor of a 30-foot roof. Mr. Beidelschies stated that he knows what these houses are going to look like in 10 years and he knows what people are going to be in there.

Applicants Rebuttal

Robert Jones, Vortex Engineering, stated that he hears from the public comment that they have concerns with housing height, ground water and it's not compatible. Mr. Jones pointed out that they have single family residential proposed next to single family residential. Mr. Jones stated that the land designation in the Comprehensive Plan show the densities in this area as high as 8 du/acre. The original PD (Planned Development) had a default zone of R-8 as does this proposal.

Mr. Jones stated that the groundwater has been reviewed and discussed at length with the City Engineer. There was a geological review as well as a soils report done. There were also observation wells installed to monitor groundwater. Groundwater at the time was measured at 5.1 feet and 6.7 feet with seasonal fluctuations at higher levels. Mr. Jones stated that they are going into this project with eyes wide open with respect to groundwater. The developer fully anticipates that they will have to install rear yard French drain systems as well as the potential for French drain systems subterranean to the streets. Mr. Jones explained that they will not have crawl spaces as these homes will be slab on grade. Mr. Jones said he has personally met with several of the neighbors and has appreciated gathering information on the history of the water issue in the past. Mr. Jones pointed out that there had been issues with the canal and there has since been work done on that. Mr. Jones added that as part of the final plan stage, they will be completing an additional geotechnical report.

Mr. Jones stated that they have been working on this project since last summer just to get to this point. Mr. Jones stated there has been hundreds of hours dedicated to this project by the applicant. In addition, city staff have review and vetted the project. Mr. Jones explained they looked at street standards and worked on a design that would work with the challenging geometry of the site. Mr. Jones stated that not only would the surrounding subdivisions benefit, but the community as a whole would benefit from this development.

Questions for Applicant

Commissioner Rusche asked Mr. Jones if he was a licensed professional engineer. Mr. Jones responded that he was. Commissioner Rusche asked if Mr. Jones if he is putting his name on these plans. Mr. Jones responded that he was.

Commissioner Deppe asked what the side yard setbacks were going to be. Mr. Jones responded that they will be 5 feet. Commissioner Deppe asked how emergency vehicles could manure in the pods if there are up to 14 cars parked there. Mr. Jones explained that they worked with the Fire Department regarding the alternative streets design process and the Fire Department requires 20-foot width for turn-arounds and the drive aisle width of the pod is 24 feet. They were required to use a program called auto-turn which does real life simulations of fire apparatus to ensure there is enough room for turnarounds. Mr. Jones pointed out that the second emergency turn-around to the north has enough room as well.

Chairman Reece asked what kind of buffering has been designed to shield the neighboring subdivisions. Mr. Jones stated that they have provided trees and greenspace where they could such as the parking pods, and they have agreed to provide fencing on the east side and west side where needed. They have increased the vegetative buffer requirements adjacent to F ½ Road. They have extended the trail and landscaping to the north as well. Mr. Jones stated that after the neighborhood meeting, they voluntarily increased the rear yard setbacks greater than the R-8 zone requires in an effort to mitigate that concern.

Chairman Reece asked if they will be involved in the process of setting up the HOA or work with the builder to potentially address the concerns such as homeowners taking out the xeriscape and putting in a lawn. Mr. Jones responded that they will be very involved with the final plan stage which is when the covenants are drafted and reviewed by city staff. Mr. Jones stated that he has completed numerous projects with this particular developer. Chairman Reece asked if they anticipate the HOA being as restrictive as preventing homeowners from putting in lawns. Mr. Jones stated that they have had discussions about limiting square footage of lawns. Mr. Jones pointed out that this builder is not only going to develop the subdivision, but build the homes and do the landscaping for every home.

Commissioner Rusche asked if the open space is open to the public. Mr. Jones explained that it was designed as a public space and it will not be limited as for example, there is a bus stop there and possibly a future stop for the Grand Valley Busses.

Questions for Staff

Chairman Reece asked what zoning designation this parcel has in the Comprehensive Plan. Mr. Peterson stated that the Future Land Use Map shows this area as Residential Medium which is 4-8 du/ac. Mr. Peterson stated that there are properties to the west are R-5 and R-8. Chairman Reece asked if an underlying zoning of R-8 is compatible with the surrounding area. Mr. Peterson responded that all the surrounding development has density ranging from R4-R8. Chairman Reece asked if the previous PD underlying

zoning was R-8 with 10 homes proposed. Mr. Peterson stated that there was a proposal for 12 homes in 2007, however that project never materialized due to the downturn of the local economy at that time. Mr. Peterson explained that the project had lapsed in 3 years as required by code, therefore a new PD can now be proposed.

Commissioner Tolle asked when the next report will be done regarding groundwater. Mr. Peterson explained that the Outline Development Plan is what has been submitted which is technically a preliminary plan or conceptual plan, therefore preliminary reports were submitted for review. Mr. Peterson explained that in the next step of the process they will get into more technical and detailed reports. If City Council approves the ODP and rezone, then a new submittal application for a final plan would be reviewed with final geotechnical and drainage reports and any other studies the staff would need in order to make a recommendation either for against the proposed development.

Commissioner Rusche asked if the architectural renderings included in the packet will be incorporated into the ODP. Mr. Peterson stated that they have proposed the three styles and if the housing types were to change, they would have to come back to the Planning Commission and City Council for review.

Commissioner Discussion

Commissioner Deppe stated that she struggles with the concept of this development marketing to baby boomers and millennials. Commissioner Deppe stated that she is part of the baby boomers and lives in a two story and can't wait to live on a single level. Commissioner Deppe stated that as a realtor, she often hears from baby boomers that they don't want stairs. She does not see the marketing of the two-story homes a good fit for baby boomers.

Commissioner Rusche pointed out that 24 units would be allowed and 21 are proposed. In addition, the required minimum rear yard setback is 10 feet and they propose 15 feet. The height limit for all residential zoning is 40 feet and they propose 30 feet. The minimum lot width is 40 feet and they are proposing 30 feet. Commissioner Rusche stated that the minimum density for R-8 would require at least 16 units for this property, the previous Planned Development proposal predated that standard and was a significantly lower development. Commissioner Rusche pointed out that they are providing amenities that have a public benefit including a shelter, bench which is consistent with parks in the neighboring subdivisions. The minimum parking requirement is 2 spaces per unit and they are proposing 22 more spaces than required. Lastly there are two fire department turnarounds being provided. Commissioner Rusche stated that it meets all the codes, policies of the ODP and he will be supporting this proposal.

Commissioner Gatseos stated that in looking at the entire proposal and the ODP, it fits in with the Land Use Code. Commissioner Gatseos stated the developer has taken steps to mitigate issues. His only concern would be the duplex on lot 20, but with the additional setbacks in two areas which is about 90 percent of the property it appears to have been mitigated. Commissioner Gatseos stated that he believes the change in

housing and architecture fits the property and benefits the City and community as a whole. Commissioner Gatseos stated that he would be supporting the project.

Commissioner Tolle stated that he agrees that it fits all the standards, but the water issue will not go away. Commissioner Tolle stated that he is not going to support the proposal because it may add to the water issues.

MOTION:(Commissioner Rusche) “Madam Chairman, on the Rezone to Planned Development (PD) with an R-8 (Residential – 8 du/ac) default zone district and an Outline Development Plan to develop 19 single-family detached homes and one two-family attached dwelling for a total of 21 dwelling units located on 20 lots, file number PLD-2017-435, I move that the Planning Commission forward a recommendation of approval to City with the findings of fact listed in the staff report.”

Commissioner Gatseos seconded the motion. A vote was called and the motion passed by a vote of 4-2 (with Commissioners Tolle and Deppe opposing).

4. Other Business

None

5. Adjournment

The meeting was adjourned at 7:52

Attach 2



EXHIBIT LIST

**ST. MARY'S – AMENDMENT TO MASTER PLAN 2017 & REZONE TO PD
FILE NO. PLD-2018-113**

Exhibit Item #	Description
1	Application dated February 9, 2018
2	Staff Report dated May 8, 2018
3	Master Plan 2017 Document
4	Staff Presentation dated May 8, 2018



Exhibit 1

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	<input type="text" value="Business Park / Mixed Use"/>	Existing Zoning	<input type="text" value="R-4"/>
Proposed Land Use Designation	<input type="text" value="N/A"/>	Proposed Zoning	<input type="text" value="PUD"/>

Property Information

Site Location: Site Acreage:

Site Tax No(s): Site Zoning:

Project Description:

Property Owner Information

Applicant Information

Representative Information

Name: <input type="text" value="Sister's of Charity Leavenworth"/>	Name: <input type="text" value="St. Mary's Hospital"/>	Name: <input type="text" value="Chamberlin Architects"/>
Street Address: <input type="text" value="500 Eldorado Boulevard"/>	Street Address: <input type="text" value="2635 North 7th Street"/>	Street Address: <input type="text" value="437 Main Street"/>
City/State/Zip: <input type="text" value="Broomfield/CO/80021"/>	City/State/Zip: <input type="text" value="Grand Junction/CO/81501"/>	City/State/Zip: <input type="text" value="Grand Junction/CO/81501"/>
Business Phone #: <input type="text"/>	Business Phone #: <input type="text" value="970.244.2273"/>	Business Phone #: <input type="text" value="970.242.6804"/>
E-Mail: <input type="text" value="Dan.Prinster@sclhs.net"/>	E-Mail: <input type="text" value="Dan.Prinster@sclhs.net"/>	E-Mail: <input type="text" value="etscherter@chamberlinarchitects.com"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Dan Prinster"/>	Contact Person: <input type="text" value="Dan Prinster"/>	Contact Person: <input type="text" value="Eric Tscherter"/>
Contact Phone #: <input type="text" value="970.298.2597"/>	Contact Phone #: <input type="text" value="970.298.2597"/>	Contact Phone #: <input type="text" value="970.242.6804"/>

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application Digitally signed by Eric Tscherter
DN: cn=Eric Tscherter, o=Chamberlin Architects, ou,
email=etscherter@chamberlinarchitects.com, c=US
Date: 2018.02.08 11:00:45 -0700

Signature of Legal Property Owner

Date

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sisters of Charity of Leavenworth Health System, Inc. ("Entity") is the owner of the following property:

(b) 510 Bookcliff Dr., Grand Junction, CO, Mesa County Parcels #2945-112-10-023 and #2934-112-10-024

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) SVP-Supply Chain & Real Estate for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) rezone-minor site plan

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) [Empty line]

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: [Handwritten signature]

Printed name of person signing: Steven Chyung

State of Colorado)

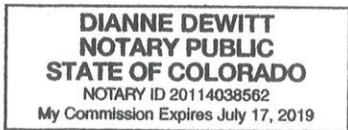
County of Broomfield) ss.

Subscribed and sworn to before me on this 29th day of November, 2018

by Steven Chyung, Senior Vice President - Supply Chain & Real Estate

Witness my hand and seal.

My Notary Commission expires on July 17, 2019



[Handwritten signature]
Notary Public Signature

Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.

RECEPTION#: 2823297, at 12/5/2017 4:09:32 PM, 1 of 2
Recording: \$18.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

After Recording Return To:

SCL Health
500 Eldorado Blvd., Suite 4300
Broomfield, Colorado 80021
Attn: Legal Department

QUITCLAIM DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, *Sisters of Charity of Leavenworth, a Kansas nonprofit corporation* who has a mailing address of 500 Eldorado Boulevard, Suite 4300, Broomfield, CO 80021 (collectively the "**Grantor**"), hereby grants, bargains, sells, conveys and quitclaims to *Sisters of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation* who has a mailing address of 500 Eldorado Boulevard, Suite 4300, Broomfield, CO 80021 ("**Grantee**"), and Grantee's heirs, successors, and assigns, forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, to wit:

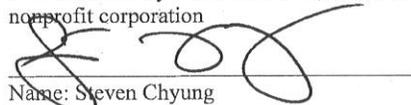
SEE EXHIBIT "A."

with all its appurtenances.

CONVENIENCE DEED ONLY, NO DOCUMENTARY FEE REQUIRED

Signed: November 29, 2017

Sisters of Charity of Leavenworth, a Kansas nonprofit corporation


Name: Steven Chyung
Its: Authorized Agent

STATE OF COLORADO)
)
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 29th day of November 2017, by Steven Chyung on behalf of the Grantor.

WITNESS my hand and official seal.

My commission expires: July 17, 2019


Notary Public

DIANNE DEWITT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114038562
My Commission Expires July 17, 2019

RECEPTION#: 2823297, at 12/5/2017 4:09:32 PM, 2 of 2
Recording: \$18.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

EXHIBIT "A"

Parcel 1:
Lot 16 in Bookcliff Heights Subdivision, in the City of Grand Junction, EXCEPT the following described tracts of land:
(a) Tract of land conveyed to Sisters of Charity of Leavenworth in deed recorded February 1, 1973 in Book 989 at Page 893;
(b) Tract of land conveyed to Sisters of Charity of Leavenworth in deed recorded December 14, 1973 in Book 1006 at Page 641;
(c) Tract of land conveyed to Leland A. Schmidt and Eleanor Schmidt in deed recorded October 16, 1958 in Book 742 at Page 457.

County of Mesa, State of Colorado

Parcel 2:

That portion of Lot 17 in Bookcliff Heights Subdivision, in the City of Grand Junction, lying South of the following described line: From the North Quarter Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, running thence South 00°02' West 376.00 feet, thence South 73°15' West 409.6 feet to point No. 1, being the point of beginning of said line, running thence North 00°15' West 9.12 feet to point No. 2, running thence South 75°02' West 545.2 feet to point No. 3 being the point of terminus.

County of Mesa, State of Colorado

Also known by street address as: 510 Bookcliff Drive Grand Junction, CO 81501-2038

A.P.N. # 2945-112-10-023



C H A M B E R L I N
A R C H I T E C T S

February 9, 2018

Scott Peterson, Senior Planner
City of Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

RE: St. Mary's Hospital and Medical Center
**Olson Property Rezone and Simple-subdivision
General Project Report**

Dear Scott,

We are pleased to submit the attached information for your review and consideration for the above referenced project. Chamberlin Architects has been engaged by St. Mary's Hospital (SCLHS) to help them rezone and subdivide the property at 510 Bookcliff Drive, previously referred to as the Olson Property. SCLHS acquired the property in 2017 and wishes to subdivide the property as shown on the attached plat and legal description so that the north portion of the property is subdivided from the balance of the property remaining as 510 Bookcliff Drive. This subdivided parcel will be incorporated into parcel #2945-112-28-001 as part of the St. Mary's Hospital west campus and therefore zoned as part of the SMH PUD (planned unit development). The property at 536 Bookcliff Drive which is also owned by SCLHS is not a part of this process and will remain in its current use and zoning.

The rezone and subdivision of the Olson property will allow SMH to develop the new piece of the PUD into parking as a continuation of the existing west parking lot. Conceptual plans for the parking lot currently indicates developing (87) eighty-seven parking spaces along with the required landscaping and a site fence to screen the new parking area from the surrounding neighborhood. No vehicular access will be provided from 510 Bookcliff Drive into the SMH west campus.

Let me know if you have any questions concerning the above information.

Sincerely,



· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (970) 242-6804
FAX (970) 245-4303
www.chamberlinarchitects.com

Page 2 of 2

Eric Tscherter, AIA, LEED AP

Cc: Dan Prinster, SMH VP of Business Development
Heather Rienks, SCL Health Sr. Construction PM

Attachments:

Development Application Form SMH Olson Rezone
Statement of Ownership SCLHS
Legal Description
Olson Property Survey Plat
West Campus Subdivision, pages 1 & 2 (2/8/18)
Surveyor Verification
Neighborhood Meeting Minutes (11/8/17)
Neighborhood Comments

Legal Description:

A tract of land situated in the Northeast Quarter of the Northwest Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described and follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 11 from whence the Northeast corner of said Northeast Quarter of the Northwest Quarter bears $N0^{\circ}05'46''E$ a distance of 1321.39 feet for a basis of bearings all bearings herein related thereto; thence $N68^{\circ}41'39''W$ a distance of 654.51 feet to an angle point on the West line of Lot 1 Campus Subdivision, Mesa County, Colorado; thence $N2^{\circ}20'20''E$ along said West line a distance of 135.00 feet to the Point of Beginning; thence $N76^{\circ}00'44''W$ a distance of 82.26 feet; thence $N29^{\circ}49'28''W$ a distance of 30.00 feet; thence $S74^{\circ}48'08''W$ a distance of 126.60 feet; thence $S61^{\circ}58'49''W$ a distance of 106.22 feet; thence $N2^{\circ}52'49''W$ a distance of 49.96 feet; thence $N0^{\circ}32'00''W$ a distance of 113.95 feet; to an angle point on the West line of said Lot 1; thence $N75^{\circ}05'45''E$ a distance 250.69 feet; thence $S20^{\circ}38'25''E$ a distance of 204.25 feet to the Point of Beginning.

Said tract of land contains 0.955 acres as described

SMH Olsen Property Neighborhood Meeting Notes

November 8, 2017



RE: Rezone of Properties and Surface Parking Lot

The following is a summary of the questions from the neighborhood groups and answers presented. There was a sign in sheet for most attendees, approximately 50 people attended the meeting, not counting the SMH/SCL Team. Representatives for SCL/SMH were: Eric Tschertter, Dan Prinster and Heather Rienks: presenters, Max Stich, Carl Baranowski: legal counsel, Julie Eck, Rachael Johnson: design team, Scott Petersen: GJ City Planning, and Keith Estridge: SMH.

1. Are you planning to take away the park too?
 - a. No, the park will always stay a park. It has all the detention in it for the campus and that will never go away.
2. When are comments due?
 - a. End of the week. Give them to Dan, Scott or Heather. Dan and Scotts email was written on the board, Heather passed out business cards. Some comments were written and given at the meeting to Eric.
3. What's the definition of "time" for the homes?
 - a. No change for Schmidt property at this time, Olsen property has maintenance issues that will need to be dealt with soon. Currently both properties are being used.
4. How do we know you won't have parking going all the way down to Bookcliff in the future?
 - a. Any development for the properties beyond what is shown would need to go through the 5-year master planning process which is a public process or go through the Planning Commission and City Council and require another neighborhood meeting. There would be time to present your views further at any of those meetings. The rezone will also go through the planning commission and city council.
5. Letter from neighbor who was not able to attend was read. Rezone is not supported by him.
6. Back when you planned the Cardiac Center of Excellence (CCE), didn't you think of parking? (DISCUSSED SEVERAL TIEMS)
 - a. Looked for parking in other locations, but this property was not available. Now based on the type of patients and not wanting to walk all the way from the garage and the parking in front being

DENVER OFFICE
2901 Blake Street, Suite 100
Denver, CO 80205-2303
T 303.861.8555
F 303.861.3027

www.davispartnership.com

all handicapped there are several reasons why closer parking makes sense for this use. There are also other uses inside this door, like the Medical Office Building that the approximately of parking would benefit.

7. Where are the checks and balances? How much opportunity do we really have if this site gets rezoned to comment on future development. What do the cards and comments do? (DISCUSSED SEVERAL TIMES)
 - a. 5-year plan, planning commission, city council, neighborhood meetings all opportunities for additional public outreach.
8. Have you thought of splitting the property and only rezoning the parking section and leaving the rest of the site as r-4? (DISCUSSED SEVERAL TIMES)
 - a. We have discussed that as a possibility but want to hear your comments.
9. 448 Bookcliff Drive (Neighbor most affected) – keep Olsen home and Schmidt as residential, only zone parking lot. Understand that Olsen is a mess and would need to come down but he’s the most affected and his property values will go down with these plans. He sees 20 cars a day drive up Olsen looking to get on campus through Bookcliff. Often turning around in his driveway or going all the way up the Olsen driveway.
 - a. An offline discussion directly with this neighbor to talk about complaints and concerns and proposed signage locations.
10. More signage is needed to direct traffic to the proper location off 7th
11. Need to make sure there is no connection for pedestrians or vehicles from residential to the SMH campus.
12. Cars parking on our streets all the time. Nothing is ever done even when we sent photos.
 - a. Starting to patrol and call Heather directly if it continues.
13. Cars constantly going down Mira Vista trying to get in as well.
14. Provide shuttle service from garage instead of making the neighborhood suffer for SMH patrons.
 - a. SMH did this for two months and there was no ridership to keep it going. Also tried valet and there was no interest.
15. Plan for interface, screen wall and landscaping. Make wall nice not just vinyl fence. This is a commercial business adjacent to a neighborhood and should be treated like one.
16. Who is the proposed parking for? Can’t you control it with passes, or assign it? Add a gate? (DISCUSSED SEVERAL TIMES)
 - a. Patients, staff will park off-site. Especially those that need to be close to the cardiac services but don’t need ADA parking passes.
17. What do we get in return?
18. Once this is changed in the PUD we no longer have a say.
19. What is the process (the neighbors are scared)?

20. SMH needs to tell the neighbors what you are going to do with the property. Seems to only release a little information at out at a time.
 - a. We don't have a crystal ball. IN the 5-year master plan we accounted for the CCE, hybrid OR and the pharmacy and those are the projects we are doing. This Olsen property came up as an opportunity that wasn't planned for.
21. We don't know the constraints in the future, but if already rezoned won't have much of a say.
22. Can't approve on good faith if you can't share the plans for the future.
23. Scotts here, he can confirm what does and what doesn't go through a city process versus administrative approval.
 - a. Yes, Scott confirmed the public process for projects and the master plan update. If it's in the master plan it is an administrative approval, but otherwise goes through planning commission and city council.
24. Can you put an overlay over the PD site, say its only for parking and or change the underlying zone?
25. Not showing a buffer between Schmidt and neighborhood, no respect for neighborhood.
26. Can you move the parking to Mira Vista?
27. So 50 houses have to suffer for the patrons of the hospital?
28. Other hospitals only have parking garages and people have to walk.
29. You say you have underused parking, but you need more parking, make them walk.
30. What happens in 10 years, where do you go for parking then?
31. Move Marillac and build parking garage there.
32. Do you think people will not go to the hospital because you don't' have surface parking?
33. Ideas: subdivide, balance rest of site with R-4 or covenant for only parking, use a physical barrier and landscaping.
34. Tell me more about the shuttle?
35. Why are you asking this neighborhood to accommodate out of towners?
36. Understand SMH has a heart and wants to take care of its patients but your plans don't align with the neighborhood.

The meeting concluded with a reminder to submit comment cards.



Neighborhood Meeting

Wednesday, November 8, 2017
 5:30 pm
 Saccamanno Education Rm 3

Name (Print)	Address	Signature
Kevin Morrison	336 Belair Dr	
Laura Jordan	540 Pinyon Ave.	
John Boscani <i>Wokest</i>	550 Cedar Ave	
MICHELLE FORTE WIDEGREN	343 MAYFAIR	
Jake Rahn	580 Brookc 1st Apt 18	
Bradley Seago	2601 N 6th St	
Clay + Pedro Ortiz	2557 Miravista Rd	
Kathleen Khizkyas Margot Gates	1910 N 4th St	
Ben Taylor	320 Cedar Court	



Neighborhood Meeting

Wednesday, November 8, 2017

5:30 pm

Saccamanno Education Rm 3

Name (Print)	Address	Signature
GORDON & ROSE GARDUNO	2050 N. 6th	[Signature]
Charley & Gell Mishmash	309 Bellevue	
David Russell	354 Mayfair	
Jane & Bill Findlay	412 Bookcliff Dr	Jane P Findlay
Scott Peterson	City Planning	Scott Peterson
KAREN HAYASHI ROBERT TAYLOR	535 BOOKCLIFF DR G.D.	RTaylor
NICK & VICTORIA Patsantaras	301 BOOKCLIFF CT	Nick Patsantaras
MARK (Tim)	500 CEDAR AVE	[Signature]
Dannier Jerry McClurg	555 Cedar Ave.	Jerry McClurg
	580 Bookcliff Ave. #19	Samantha Swingle
DAVE AGARITO	402 Bookcliff	[Signature]
LEONARD Maclean	418 Bookcliff Dr	
JEFF KADENBIT	113 Hillcrest	[Signature]
Jeanne Boski	127 Hillcrest	[Signature]



Neighborhood Meeting

Wednesday, November 8, 2017
 5:30 pm
 Saccamanno Education Rm 3

Name (Print)	Address	Signature
Sharon Poling	535 Pinyon Ave.	Sharon Poling
DAVID POLING	" " "	David Poling
Nyde Wheaton	2004 7th	Nyde Wheaton
DAVID & MARTHA JAMES	303 Bookcliff Ct.	David James
Nicole Lannan	346 Polaire	Nicole Lannan
Douglas Shenk	308 Bookcliff Ct	Douglas Shenk
Leanne DePuey	307 Bookcliff Ct.	Leanne DePuey
TED CAVALIERE		Ted Cavaliere
Diana Foster	333 Mayfair Dr.	Diana Foster
Ken Ford	2522 Mira Vista	Ken Ford
Tim SARMO	111 HILLCREST	Tim Sarmo
ALLISON SARMO	111 HILLCREST	
ED & DIANE TRADDO	555 PINYON	Ed Traddo
Jeff Tipton	2623 Patterson Rd	Jeff Tipton

Eric Tscherter

From: Prinster, Dan <Dan.Prinster@sclhs.net>
Sent: Monday, November 13, 2017 10:15 AM
To: Eric Tscherter; Julie Eck (Julie.Eck@davispartnership.com); Max Stich; Baranowski, Carl
Subject: FW: [EXTERNAL EMAIL]Bookcliff rezone

FYI

From: billwagnerrealestate@gmail.com [<mailto:billwagnerrealestate@gmail.com>] **On Behalf Of** Bill Wagner
Sent: Friday, November 10, 2017 12:32 PM
To: Scott Peterson <ScottP@gjcity.org>; Prinster, Dan <Dan.Prinster@sclhs.net>; bw@re4gj.com
Subject: [EXTERNAL EMAIL]Bookcliff rezone

***** CAUTION! This email came from outside SCL Health. Do not open attachments or click links if you do not recognize the sender. *****

I'm sorry that I could not be there Wednesday night. In my view, that meeting was of utmost importance for the survival of the wonderful residential neighborhood we live in.

I have lived at 300 Cedar Ct. for 32 years. I love my neighborhood, and I want to preserve its character as one of---if not the finest residential neighborhoods in Grand Junction.

I also love the services that St. Mary's Hospital gives to our community as one of the finest medical facilities in the Western United States.

But the rezone that you are requesting goes too far.

I've watched over the years as St. Mary's continuously expanded, and I applauded the wonderful new amenities that she brings with every event in her growth. But now she's beginning to feel like a coal mining machine, chewing up everything that gets in her way. And now it's also time for St. Mary's to stop from further encroachment into our awesome neighborhood.

St. Mary's has been consistently buying properties that surround the main campus, in the hopes that there will be no stop to their continued expansion. But this is the first attempt to rezone from residential to planned---sometimes known as unplanned, unit development. **If granted, the proposed rezone will be a death knell for our residential neighborhood.**

Once the houses are bulldozed, and the parking lots expanded into where the houses once stood, and all the lighting, and noise, and traffic is fully implemented, our neighborhood will be done. Dead and gone. **And with it will go our property values and quality of life.**

St. Mary's argues that they are losing parking with the advent of the new Heart Center, and that a rezone to PUD (planned unit development) is required, in order to use the Bookcliff Drive houses that they now own for parking to replace that lost parking. What you do **not** tell us, is that if a change of zoning from residential to PUD **is implemented**, they will essentially be able to do **anything they want to do with those properties**. And they will be able to do it **all the way to the street** on Bookcliff Drive.

St. Mary's **does not really need** a change of zoning. They just want us to **think** they do. **They cannot place a parking lot or facility or structures on an R-4 zoned lot, and we must not allow them to change the zoning so they can.**

There are other options available, and in my opinion, St. Mary's should be required to **come to us**, their residential neighbors, and **work with us** prior to submittal of any plan to planning commission, to develop an agreement which preserve the quality of our neighborhood, and still serve their needs. **It can be done.**

I am adamantly opposed to a rezone of these properties.

Bill Wagner, CRS, Broker
 Bill Wagner Realtors
 102 N. 4th St., Suite 102
 Grand Junction, CO 81501
 Immediate Past Chair, GJ Area Realtor Association

GJARA Realtor of the Year (past)

C/T 970-986-1839

O 970-244-9074

F 970-255-1371

TF 888-853-8854

bw@re4gj.com

www.re4gj.com

Ask, and it will be given to you. Search, and you will find. Knock, and the door will be opened for you. -Jesus

Eric Tscherter

From: Prinster, Dan <Dan.Prinster@sclhs.net>
Sent: Friday, November 10, 2017 7:57 AM
To: Eric Tscherter; Julie Eck (Julie.Eck@davispartnership.com); Max Stich; Baranowski, Carl
Subject: FW: [EXTERNAL EMAIL]St. Mary's Parking Proposals 11/8/2017 Meeting

I have received a few of these. Will pass them on to you.

Dan

From: Jane Findlay [<mailto:janepfindlay@gmail.com>]
Sent: Thursday, November 09, 2017 2:45 AM
To: Prinster, Dan <Dan.Prinster@sclhs.net>; ScottP@gjcity.org; Jane Findlay <janepfindlay@gmail.com>; Bill Findlay <williamafindlay@gmail.com>; Bill Wagner <bw@re4gj.com>
Subject: [EXTERNAL EMAIL]St. Mary's Parking Proposals 11/8/2017 Meeting

***** CAUTION! This email came from outside SCL Health. Do not open attachments or click links if you do not recognize the sender. *****

Dear Dan and Scott,

I am in opposition to the St. Mary's Hospital parking proposals because of the impact on our residential neighborhood. To rezone the properties now owned by St. Mary's impinges on the residential character of where I live-412 Bookcliff Drive. Once rezoning of the Olson and Schmidt properties occurs it will dramatically change the nature of the neighborhood which I value so much.

Alternatives for St. Mary's to have other properties already zoned commercial could be utilized for their anticipated additional parking needs. What is being asked of us as neighbors is not the only solution in my opinion. In fact, other properties, already owned by St Mary's could be converted to parking space. Alternatives such as shuttles, improved signage, valet parking would be better options to solve parking issues rather than interrupt the quality of our life in this neighborhood.

Future plans of St. Mary's does not guarantee long term protection to this neighborhood as plans and needs are always changing. Mesa County residents and 60 year old neighborhoods should not have to be sacrificed to provide parking spaces. Put yourselves in our place. This change from a residential zoning to a PUD does not allow my quality of life to be protected or retain its residential character.

Please allow me to keep the valued nature of what I have and enjoy because I live at 412 Bookcliff Drive in Grand Junction: My Neighborhood!

Sincerely Yours,
 Jane P. Findlay

Eric Tscherter

From: Prinster, Dan <Dan.Prinster@sclhs.net>
Sent: Monday, November 13, 2017 10:16 AM
To: Eric Tscherter; Julie Eck (Julie.Eck@davispartnership.com); Max Stich; Baranowski, Carl
Subject: FW: [EXTERNAL EMAIL]St. Mary's proposed PUD/meeting 11/8/17

FYI

From: William Findlay [<mailto:williamfindlay@gmail.com>]
Sent: Friday, November 10, 2017 9:45 AM
To: Prinster, Dan <Dan.Prinster@sclhs.net>; ScottP@gicity.org; William Findlay <williamfindlay@gmail.com>; Jane Findlay <janefindlay@gmail.com>
Subject: [EXTERNAL EMAIL]St. Mary's proposed PUD/meeting 11/8/17

***** CAUTION! This email came from outside SCL Health. Do not open attachments or click links if you do not recognize the sender. *****

Dear Dan and Scott

I appreciate the change to hear from you and our neighborhood about SMH's parking plans and the desire of our neighborhood to retain it's outstanding character.

Unlike many, including my family, I concur with the benefit to SMH and its patients, as well as the medical tower, to have close in parking. To that end, I have no problem with the hospital seeking a zoning change and bring the northern half of the Olsen property into the PUD and construct the temporary and later the 87 space parking you outlined, as long as certain conditions were attached, including adequate fencing and landscaping to mitigate noise and light pollution, and no auto or pedestrian access to Bookcliff Drive.

On the other hand, I strongly support keeping the southern half of 510 Bookcliff Dr. and all of 535 Bookcliff Dr. zoned R4 as they are currently and remain outside SMH's PUD. Those two properties along with St Mary's Park will in my opinion, provide an adequate buffer for our neighborhood and help retain its character.

I think this would be a reasonable compromise and a "win" for both sides. I also think several good points were made about parking in general, including better patient education before their first visit, better use of the garage, better wayfinding from the garage to the clinical tower, and other areas that could be used for parking.

I also think SMH would be viewed with less suspicion by its neighbors if it created a long term growth plan as to where it plans to grow in the future - much as CMU has done with it's 7th to 12th, Orchard to North Ave. long term plan and ongoing acquisition of homes in that zone. Obviously, SMH has a limited range of options but anyone wanting to buy or remodel a home or business nearby should know where they stand and not just wait for a letter inviting them to a rezoning meeting.

We get told again and again that our neighborhood is a "hidden treasure" and appears to be getting younger with more young parents walking with dogs, kids, joggers, strollers, bikes, etc. The CMU track team is even using our hill for track practices. So I agree with all our neighbors that we need to fight hard to protect this while at the same time recognizing the great asset SMH is to our area and help it meet its needs too.

William Findlay
 412 Bookcliff Drive.

Eric Tscherter

From: Prinster, Dan <Dan.Prinster@sclhs.net>
Sent: Friday, November 10, 2017 7:59 AM
To: Eric Tscherter; Julie Eck (Julie.Eck@davispartnership.com); Max Stich; Baranowski, Carl
Subject: FW: [EXTERNAL EMAIL]Re: Comments on St. Mary's request for rezone

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: billwagnerrealestate@gmail.com [<mailto:billwagnerrealestate@gmail.com>]
Sent: Thursday, November 09, 2017 8:18 PM
To: Robert S. Traylor <rst@grandjunctionlaw.com>
Cc: ScottP@gjcity.org; Prinster, Dan <Dan.Prinster@sclhs.net>; Bill Wagner <bw@re4gj.com>
Subject: [EXTERNAL EMAIL]Re: Comments on St. Mary's request for rezone

***** CAUTION! This email came from outside SCL Health. Do not open attachments or click links if you do not recognize the sender. *****According to the records, the portion of the Olsen property that you are speaking of is already zoned PUD, Robert, so no rezone would even be necessary.

Bill Wagner
 970-986-1839
bw@re4gj.com
 Sent from my iPhone

On Nov 9, 2017, at 6:32 PM, Robert S. Traylor <rst@grandjunctionlaw.com> wrote:

Scott: I suggest that other areas owned by St. Mary's which are already zoned commercial be used, like the old family health buildings on 7th Street and that St. Mary's use that area for parking before asking the neighborhood to allow a rezone of property which encroaches further on the neighborhood. In the alternative, St. Mary's should reduce the area of the rezone to the absolute minimum for the parking they want on the north side of the former Olson house, a fence and trees and bushes should be built/planted to screen the parking lot from the neighborhood, and the rezone of the remainder of the Olson lot and the rezone of Schmidt lot should be withdrawn.

Nick & Victoria Patsantaras
301 Bookcliff Ct.
Grand Junction, CO 81501

November 10, 2017

City of Grand Junction, Scott Peterson, scottp@gjcity.org
St. Mary's Hospital, Dan Prinster, dan.prinster@sclhs.net

The City of Grand Junction zoning code states that zones are established to “**conserve** and enhance economic, social and aesthetic values; and to **protect and maintain the integrity and character of established neighborhoods,**” (21.03).

My husband, Nick, and I live at 301 Bookcliff Ct. We purchased our home in 2000. For eighteen years in our home at 301 Bookcliff Ct., we watched the iterations of St. Mary's. We attended and participated in all past neighborhood meetings about the “needs” of St. Mary's – whether the needs pertained to a helipad, a parking garage, an expanded Emergency Room, or the multi-story tower. As in the past, we appreciate the opportunity to comment on the application currently pending for rezone of two, R4 zoned properties owned by St. Mary's and located within the neighborhood of Bookcliff Heights.

We oppose the St. Mary's rezone application. We urge the City of Grand Junction to fulfill the obligations of the zoning code and to act to conserve, protect and maintain the integrity and character of an established neighborhood. We urge the City of Grand Junction to deny the application for rezone because it is contrary to the zoning code, will negatively impact a residential neighborhood and was brought by St. Mary's without adequate supporting facts or diligence.

Our home looks directly into the properties that St. Mary's proposes to rezone. The photos below depict views from the front of our home and patio toward St. Mary's properties.



If St. Mary's rezone is granted, the view from our windows and our patio will be significantly different than that which we have enjoyed for almost 18 years.

Proposed use. At the November 8, 2017 neighborhood meeting presentation, we were shown artist renderings of boundary lines to be considered in the rezone of two properties, and a sketch showing a plan to build an 80+ parking stall, flat level parking lot. The presentation made it clear that:

- St. Mary's did not consider any other option within its site or adjacent sites for locating a parking lot (other than in a residential zone).
- St. Mary's representatives will not share with the neighborhood any information about the future use of the properties.
- The designs offered no indication as to the finish of the boundary fence, landscaping or other buffers typically part of a change of use and site development.
- Feasibility of other parking areas, such as property along 7th Street that is commercial or business zoned property, when brought up by the neighborhood, was dismissed with no factual basis.
- While many businesses in the Grand Junction area are required to perform an engineered parking study, St. Mary's did not. There should be no exception to this basic business and planning requirement.

Current use, and impacts. The R4 zoning district that governs the existing neighborhood means that our lots are large >7,000 s.f. and that our maximum lot coverage is 50%.

The existing use of St. Mary's already negatively impacts the neighborhood in terms of parking, noise and light pollution.

- The on-street parking use on Bookcliff Drive grows with each construction project and expanded use on campus.
- The noise from the St. Mary's HVAC systems, particularly in the summer evenings, pollutes the evenings.
- The helipad brings its own sort of noise, and depending upon the whim of the helicopter pilot the helicopters may approach over public street, or may decide to approach over the roof tops of homes.
- The 24 hour lights from the St. Mary's Emergency Room create a steady glow throughout the night; snowy evenings reach almost daylight brightness.

Incompatible and detrimental use. If representations at the November 8, 2017 meeting were accurate, the neighborhood will be bordered by a sea of blacktop, which will be supplemented by future unknown development under the PUD zone.

If St. Mary's rezone is granted, it will not be required to meet the same standards as the adjacent R4 zone. In fact, PUD will mean that St. Mary's will write its' own standards for what it deems appropriate for PUD use. This could include placing development with minimum setbacks, and likely within feet of the boundaries of the property.

This means that our neighborhood will be without a buffer. We will be front row to see, smell and hear an intense commercial use, 24 hour a day, 7 days a week, 365 days a year.

If this rezone is granted, we face these detriments:

- Decreased property value.
- No buffer from intense business use.
- 40 feet or taller, 3, 5, 10 story buildings, parking garages, parking lots and unknown other.
- Headlights from the proposed parking lot will shine directly into our property. One only has to view my photos above to see the proximity.
- The noise of the parking cars, as well as the lighting that will be necessary to light the parking areas will shine into and pollute our night sky to an even greater extent than currently.

Allowing a PUD zone to form the boundaries of a 60 year old R4 neighborhood is an extreme difference in intensity and should be considered carefully according to the provisions of the City's Zoning Code, PUD, Standards (see 21.05.040).

On a closing note, we do appreciate the opportunity to comment on this process. However, I wish to point out that I am disappointed in the process St. Mary's continues to choose, relative to the 'neighborhood' process.

The neighborhood is never approached in a collaborative way – it is always approached “as a requirement,” when plans have been in the works with the City Planning Department for weeks or months prior. This distributive, win-lose, high handed approach is typical of parties who believe they have the strongest bargaining position. The forcefulness and inconsideration, a demeanor of “this is what we are going to do,” (rather than an idea, or preference) is in my view exactly contrary to the approach that St. Mary's purports to exercise with its patients. A good neighbor usually incorporates a respect for commonality in the community and shared future vision. What we receive, as a St. Mary's neighbor, is far from this.

St. Mary's Hospital elected to remain within a campus alongside a residential neighborhood. Despite the physical constraints of the property, St. Mary's invested and developed itself. The neighborhood has remained the same; St. Mary's has not. St. Mary's hospital should not be allowed to force its residential neighbors to shoulder the burden of St. Mary's growth.

The growing pains of St. Mary's should be faced and addressed by St. Mary's within the property it owns, or within similarly zoned property adjacent to it. A balanced parking study would be a first step toward St. Mary's presenting facts to its neighbors. Next, the best practices of other hospitals in other areas should be considered, before St. Mary's approaches something as significant as a rezone.

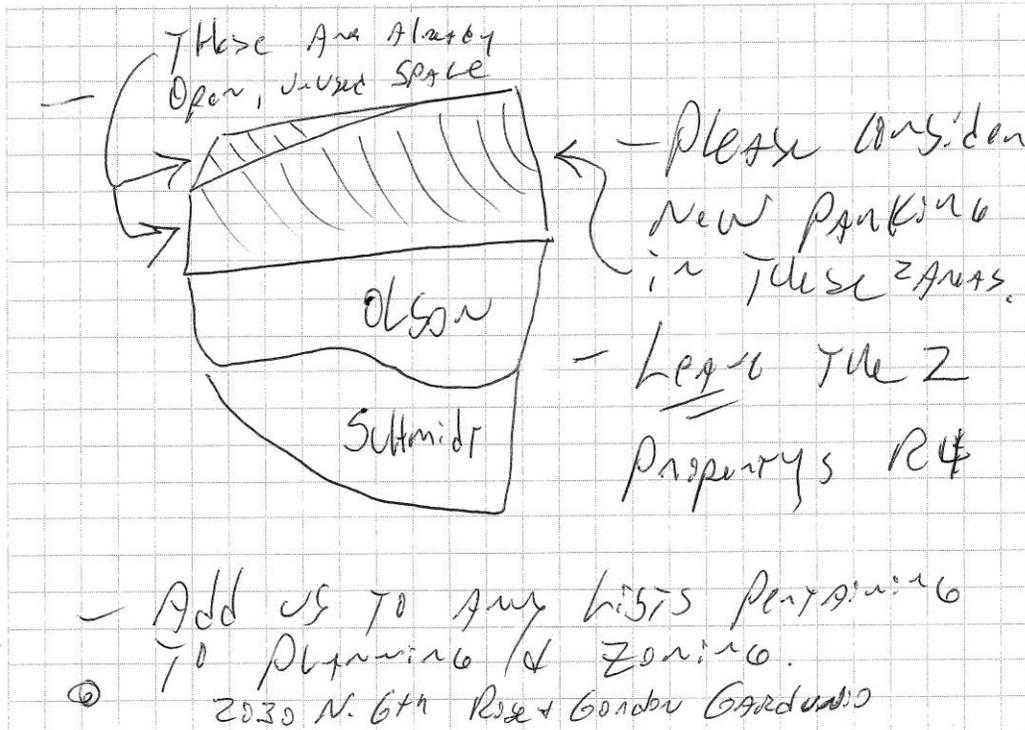
We oppose the proposed rezone. We urge the City of Grand Junction to fulfill the obligations of the zoning code and to act to conserve, protect and maintain the integrity and character of an established neighborhood. We urge the City of Grand Junction deny the application for rezone because it is contrary to the zoning code and is brought forward without the necessary diligence and facts to support it.

Sincerely,

Nick Patsantaras and Victoria Patsantaras
301 Bookcliff Ct.
vpatsantaras@gmail.com; 970-589-5200

Leanne De Puey
307 Bookcliff Court
GS 81501
ph # 970-255-8946

1. Pursue education communication w/ shuttle option
2. per ~~phase~~ phase 2 parking, designate buffer w/ houses as R4



I approve only the subdivision of the Olsen property to re-zone + pave the land needed for the parking spots, leaving the remainder of the Olsen property as R-4.

Furthermore, a sightly (not an eyesore), Stout (stone or brick) physical barrier should be built along the entirety of the Commercial Zoned lot → to prevent egress on foot or by driving from the parking area to preserve property values. The entire

I am not in favor of rezoning. Our neighborhood is of historic importance, even if it is not currently designated a historic district in any official capacity. St. Mary's ~~should~~ explore alternative options for parking — what are other metropolitan hospital facilities doing to address similar issues?
 Laura Jordan 540 Pinson Ave.

neighborhood, not just the houses adjacent,
are affected by traffic volume + foot traffic
of those who "don't belong" in the ^{residential} area.

1910 N 4th ST

Ronald C. Taylor for 320 Cedar Court Phase 2
 I feel instead of Total PUD designation for
 both Olsen and Schmidt properties, that the
 Olsen House area and Schmidt lot be kept
 as RH zoning with appropriate visual barriers
 and fencing to maintain the neighborhood
 appearance. The North area of Olsen Property
 to be subdivided off as Parking Space Zoning.
 Do as a small PUD rather than a total
 PUD or even as a zone of ~~thinned~~ small
 portion.
 Ronald C Taylor
 for Olsen Home and Schmidt Property
 PUD for North Portion of Olsen Property

City of Grand Junction Review Comments		
Date: March 27, 2018	Comment Round No. 1	Page No. 1 of 5
Project Name: St. Mary's Hospital – Olson Property Rezone & Subdivision		File No: SSU-2018-112 & PLD-2018-113
Project Location: 2635 N. 7 th Street & 510 Bookcliff Avenue		
Check appropriate <input checked="" type="checkbox"/> if comments were mailed, emailed, and/or picked up.		
Property Owner(s): St. Mary's Hospital – Attn: Dan Prinster		
Mailing Address: 2635 N. 7 th Street, Grand Junction, CO 81501		
<input checked="" type="checkbox"/>	Email: Dan.prinster@sclhs.net	Telephone: (970) 244-2273
<input type="checkbox"/>	Date Picked Up: _____ Signature: _____	
Representative(s): Chamberlin Architects – Attn: Eric Tscherter		
Mailing Address: 437 Main Street, Grand Junction, CO 81501		
<input checked="" type="checkbox"/>	Email: etscherter@chamberlinarchitects.com	Telephone: (970) 242-6804
<input type="checkbox"/>	Date Picked Up: _____ Signature: _____	
Developer(s):		
<input type="checkbox"/>	Mailing Address:	
<input type="checkbox"/>	Email:	Telephone:
<input type="checkbox"/>	Date Picked Up: _____ Signature: _____	
CITY CONTACTS		
Project Manager: Scott D. Peterson, Senior Planner		
Email: scottp@gjcity.org		Telephone: (970) 244-1447
Dev. Engineer: Rick Dorris		
Email: rickdo@gjcity.org		Telephone: (970) 256-4034

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

CITY PLANNING

1. Proposal is to; 1. Request approval of a Simple Subdivision to adjust the boundary lot line of the St. Mary's Hospital main campus property located at 2635 N. 7th Street with the northern portion of the property located at 510 Bookcliff Drive and; 2. Request approval of a Rezone for the northern half of the property located at 510 Bookcliff Drive from R-4 (Residential - 4 du/ac) and incorporate this portion of the property into the existing St. Mary's Hospital PD (Planned Development) zone district, all in anticipation of developing an additional parking lot for the hospital within the near future. The Comprehensive Plan Future Land Use Map identifies the properties as Business Park Mixed Use. No additional response required.

Code Reference: Section 21.02.150 (b) & 21.02.070 (p) of the Zoning and Development Code.

Applicant's Response:

Document Reference:

2. Subdivision Plat:

- a. See City Development Engineer, City Surveyor and City Addressing review comments and revise plat as applicable.
- b. Has a private Ingress/Egress Easement been proposed or previously recorded across the southwest corner of proposed Lot 2 to provide legal access to the property located at 448 Bookcliff Drive?

Code Reference: V-15 of the SSIDS Manual

Applicant's Response:

Document Reference:

3. Site Plan:

Provide a Site Plan drawing in preparation for the Staff Report to Planning Commission and City Council which shows the proposed new property line in relation to the existing house located at 510 Bookcliff Avenue for verification of building setbacks, etc.

Code Reference: V-22 of the SSIDS Manual.

Applicant's Response:

Document Reference:

4. Rezone Area Legal Description:

City Surveyor is currently reviewing submitted legal description. City Project Manager will notify applicant of any requested changes once review is complete. Once review is complete and approved, submit WORD document of legal description to City Project Manager for insertion into proposed Rezone Ordinance.

Code Reference: IV-4 of the SSIDS Manual.

Applicant's Response:

Document Reference:

5. Planning Commission/City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: May 8, 2018.
- b. First Reading of request by City Council: May 16, 2018.
- c. Second Reading of request by City Council: June 6, 2018.

Please plan on attending the May 8th Planning Commission meeting and the June 6th City Council Meeting. The May 16th meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the May 8th and June 6th meetings begin at 6:00 PM at City Hall in the Council Chambers. If for some reason, applicant cannot attend these meeting dates, please contact City Project Manager for later available dates.

Code Reference: Section 21.02.150 (b) of the Zoning and Development Code.

Applicant's Response:

Document Reference:

CITY DEVELOPMENT ENGINEER

Provide a 14' multi-purpose easement along Bookcliff.

Applicant's Response:

Document Reference:

CITY SURVEYOR – Peter Krick – peterk@qicity.org (970) 256-4003

Sheet 1 of 2

1. Lines 1 and 2 of the metes and bounds portion of the Description are not graphically depicted or labeled thus making the description confusing and impossible to follow.

Applicant's Response:

Document Reference:

Sheet 2 of 2

1. The North arrow is incorrect; the arrow is pointing East.
2. Label the East-West aliquot line within Patterson Road and include bearing/distance.
3. The Northwest corner of the site is missing the boundary corner designation.
4. The bearing for the tangent line on the North line of the boundary, between Line L3 and Curve C1, is incomplete.
5. The tangent line immediately South of Curve C4, along the Easterly line of the boundary is not labeled with a bearing or distance.
6. The most Easterly tangent line along the Southern boundary is not labeled with a bearing or distance.
7. The West end of the Easterly tangent line along the Southern boundary does not have a boundary corner designation.
8. Label the East-West line within Bookcliff Avenue Westerly of 7th Street.
9. Include a bearing/distance from the point within Bookcliff Avenue Northerly to the PC.
10. If depicted, the aluminum cap (PLS 24306) located Northerly approximately 300' (scaled) from the Southwest corner of the site should have dimensions to its location along the West line of the site.

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT – Kay Yeager – kayve@qicity.org (970) 549-5853

GJFD has no objections to the proposed simple subdivision.

GJFD has no objections to the proposed PLD.

Project consists of subdivision into two lots for development of SMH West parking lot. GJFD has no objections to the proposed project.

Please contact the Grand Junction Fire Department at 970-549-5800 should there be any questions.

Applicant's Response:

Document Reference:

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

1. West Campus II Subdivision is an acceptable subdivision name.
2. Lot 2 will retain the address of 510 Bookcliff Drive.
3. The north arrow is pointed east on the second page of the proposed plat.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections.

Applicant's Response:

Review Agency: Grand Valley Drainage District

Contact Name: Tim Ryan

Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

GVDD has no comment.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

No objections at this time for Simple Subdivision.

No objections at this time for Rezone. Developer needs to be aware that other utilities easements may be needed, electrical service may cut through the north portion of split lot.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense

and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have **not** responded as of the comment due date.

1. Grand Valley Irrigation Company
2. City Transportation Engineer
3. Mesa County Assessor's Office

The Petitioner is required to submit electronic responses, labeled as "Response to Comments" for the following agencies:

1. **City Planning**
2. **City Development Engineer**
3. **City Surveyor**

Date due: **June 27, 2018**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

CITY OF GRAND JUNCTION
(03-21-12)
SURVEYOR VERIFICATION INITIAL SUBMITTAL CHECKLIST
(GS = GRAPHIC STANDARDS F = FEATURES)

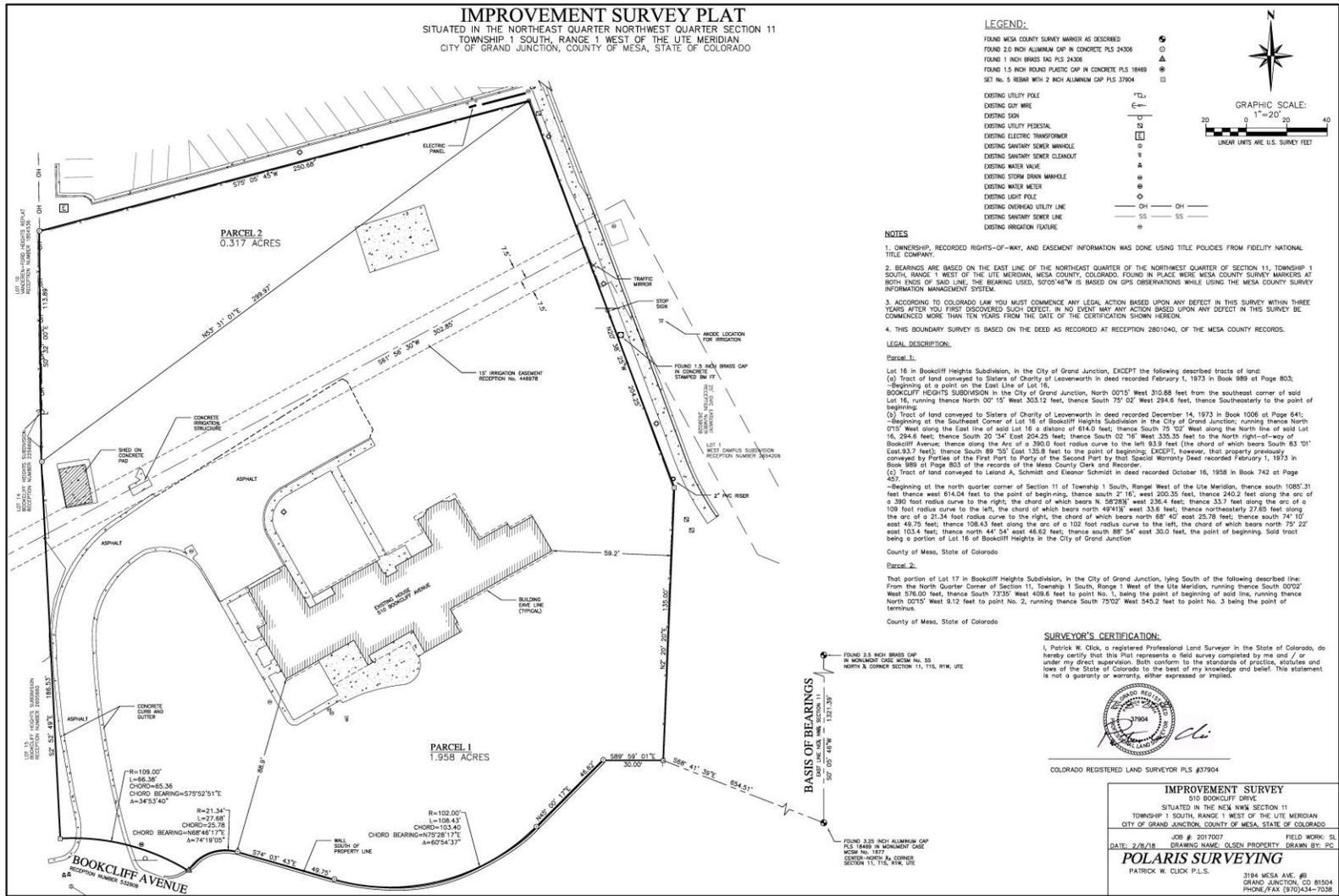
Plat Name <u>WEST CAMPUS II SUBDIVISION</u>	Yes	N/A
1. A legible scale is indicated and a graphic bar scale included (GS A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Drawing size is 24"x36" (GS B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Margins; 2" minimum left, 1" top, 1/2" bottom and right, minimum (GS B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Minimum text height is 0.08" lower case letter height (GS R)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Limits of platted parcel are depicted with a bold, heavy line weight (GS E)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. North arrow appears on each sheet (GS I)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. All abbreviations and symbols used on the plat listed in a legend (GS M,N)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Match lines used for multiple sheet plats (GS P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. A graphical key index map for multiple sheet plats (GS P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Legible site/vicinity map (all major streets or roads within 1/2 mile radius) (F 26)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. All section, 1/4 section and 1/16 section lines within the plat or used for control are drawn with lightly dashed lines and accurately described (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Plat name in large bold characters in top center of sheet (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Plat name cannot begin with "The", "A", "Replat" or numerals (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. All descriptive references shall be placed beneath the plat name (GS K)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Crosshatching, if used, neat and legible and doesn't obscure text (GS E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Replats shall not depict existing lots, tracts or parcels (F 27)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Improvement survey meeting State and City requirements (F 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. All recorded and apparent rights-of-way and easements are depicted (F 2a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Indicate the source for the recorded easements and rights-of-way (F 2b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Book and page recording information for easements and rights-of-way (F 2b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Easements and rights-of-way completely dimensioned (F 2c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Easements and rights-of-way dimensioned to lot lines and boundaries (F 2c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. All easements identified on the Plat (f 2D)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Blanket easements noted with all recording information noted (F 2e)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. All dimensions necessary to establish boundaries in field (F 21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Statement that survey was performed under responsible charge of surveyor (F 22)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. All interior "excepted" parcels labeled as "NOT PLATTED HEREON" (F 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. A written statement describing the Basis of Bearings (F 3a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	N/A
29. Basis of Bearings line graphically depicted and tied to boundary of plat (F 3b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Boundary monuments fully described with size, composition and markings (F 4b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31. Boundary monuments no further than 1400' apart (F 4c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32. Monuments set at all angle points and at the beginning and end of curves (F 4f)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Witness corners set on line or prolongation thereof (f 4g)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34. Two reference monuments for each corner if not set on line or extension (F 4g)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Control monuments shown and identified (F 4h)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. Monuments set at the boundary intersection of newly dedicated rights-of-way (F 4i)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Description references the City, County and State (F 5a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Description references the Section, Township, Range and Meridian (F 5a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39. Descriptions for replats include recording information of prior plat (F 5b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Descriptions for replats include reference to lots and blocks being replatted	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41. Description and boundary is complete and has a mathematical closure of +/- 0.01' (F 5c, 20a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
42. The Point of Commencement and Beginning clearly indicated (F 5d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
43. Conflicts from adjoining descriptions shown and method of resolution noted (F 7a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Physical evidence of boundary conflicts noted (F 7b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Recorded boundary agreements noted and recording information included	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Dedication language matching approved City Model Language and corresponds with items such as new easements labeled on the plat (GS 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
47. Consent to subordination for all known lienholders (F 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Notary statement for all known lienholders (F 8b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. The record owner(s) signature(s) which shall be notarized (F 9a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Statement by owner `that all lienholders appear hereon' or "there are no lienholders of record" (F 9b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
51. Total area of lands being platted noted in acres or square feet (F 10a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
52. Summary table provided, including percentage of the whole (F 10c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
53. Adjoining subdivisions noted with plat title and recording information (F 11a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
54. If Plat includes a portion of a previously recorded plat, sufficient ties to controlling lines (F 11b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55. All adjoining recorded and apparent easements depicted (F 11c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
56. All adjoining recorded and apparent rights-of-way depicted (F 11c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57. Width and use of adjoining rights-of-way, easements and reservations (F 11d)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	N/A
58. Recording information for adjoining rights-of-way, easements & reservations (F 11a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59. Tabular data of lines and curves on applicable sheet, if possible (F 28)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60. Vertical datum must be referenced to NAVD88, unless otherwise pre-approved (F 12a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
61. Horizontal data shall be the Mesa County Local Coordinate System, unless otherwise pre-approved (F 12b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
62. Title block contains the Section, Township, Range and Meridian (F 13a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
63. The name of the plat appears in the title block (F 13b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
64. Every revision must be dated and noted in the title block (F 13c)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
65. All curves must show the delta, arc length, radius, chord bearing and length (F 14a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
66. All non-tangent curves must be identified and labeled (including table data) (F 14b)	<input type="checkbox"/>	<input type="checkbox"/>
67. Blocks and lots numbered consecutively (F 15a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
68. Additional filings, when contiguous, must continue with sequential numbering of lots and blocks from previous filings (F 15b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
69. City Model language on the plat for the City Manager and Mayor to sign (GS T, F 16a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
70. City Model language on the plat for the Title Company to sign (GS T, F 17)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71. City Model language on the plat for the Clerk and Recorder's certificate (GS T, F 16b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72. City Model language on the plat for any lienholder to sign (GS T, F 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
73. Proper language on the plat for the Owner(s) to sign (GS T, F 9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
74. Proper language on the Surveyor to sign and seal (GS T, F 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
75. A "City Use Block" provided for City personnel to use (F 30)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INTERNAL STAFF ITEMS ONLY		
76. Surveyor's Verification Form	<input type="checkbox"/>	<input type="checkbox"/>
77. Plat name does not duplicate the title of an existing plat or is not so nearly the same as an existing plat as to create confusion.	<input type="checkbox"/>	<input type="checkbox"/>
78. Legible copies provided for all documents referenced on the plat	<input type="checkbox"/>	<input type="checkbox"/>
79. Legible copies provided for all documents referenced in the title commitment	<input type="checkbox"/>	<input type="checkbox"/>
80. Legible copies provided of all recorded covenants and restrictions	<input type="checkbox"/>	<input type="checkbox"/>
81. Legible copies provided of all proposed covenants and restrictions	<input type="checkbox"/>	<input type="checkbox"/>
82. Copies of all instruments dedicating non-public easements or tracts	<input type="checkbox"/>	<input type="checkbox"/>
83. Exterior boundary monuments in place	<input type="checkbox"/>	<input type="checkbox"/>
84. Boundary monuments must be embedded in concrete	<input type="checkbox"/>	<input type="checkbox"/>
85. Alternative monumentation anchored in concrete or rock	<input type="checkbox"/>	<input type="checkbox"/>

By: PATRICK W CLICK
 Professional Land Surveyor
 P.L.S. Number 37904





WEST CAMPUS II SUBDIVISION
 BEING A REPLAT OF LOT 1 WEST CAMPUS SUBDIVISION
 AS RECORDED AT RECEPTION NUMBER 2643584 AND
 A PORTION OF LOTS 16 AND 17 IN BOOKCLIFF HEIGHTS SUBDIVISION
 AS RECORDED AT RECEPTION NUMBER 532909
 SITUATED IN THE NORTH ONE HALF OF SECTION 11
 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS: That, SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC., a Kansas nonprofit corporation is the owner of that real property located in the North One Half of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

LOT 1 WEST CAMPUS SUBDIVISION
 As recorded at Reception Number 2643584
 AND
 A PORTION OF LOTS 16 AND 17 IN BOOKCLIFF HEIGHTS SUBDIVISION
 As recorded at Reception Number 532909
 being described as:

Beginning at a point on the North right of way for Bookcliff Avenue and the Southwest corner of Lot 1 West Campus Subdivision, Mesa County, Colorado as recorded at Reception Number 2643584 of the Mesa County Clerk's Office, thence on said North right of way 66.37 feet along a curve to left with a radius of 109.00 feet and a central angle of 34°33'09" whose chord bears N75°59'21"W a distance of 65.35 feet to the Southwest corner of said Lot 16; thence N2°52'49"W along the West line of said Lot 16 a distance of 186.53 feet to the Southwest corner of said Lot 17; thence N0°32'00"W along the West line of said Lot 17 a distance of 113.95 feet to an angle point on the West line of said Lot 1 West Campus Subdivision; thence along said West line the following eight courses and distances:

1. N75°05'56"E a distance of 250.68 feet;
2. S20°38'25"E a distance of 204.25 feet;
3. S22°32'00"W a distance of 135.00 feet;
4. N89°59'01"W a distance of 30.00 feet;
5. S45°00'17"W a distance of 46.62 feet to the start of a curve to the right;
6. 108.43 feet along said curve to the right with a radius of 102.00 feet and a central angle of 60°54'37" whose chord bears S75°28'17"W a distance of 103.40 feet;
7. N74°03'43"W a distance of 49.75 feet to the start of a non-tangent curve to the left;
8. 27.68 feet along said non-tangent curve to the left with a radius of 21.37 feet and a central angle of 74°19'05" whose chord bears S68°46'17"W a distance of 25.78 feet to the Point of Beginning.

Said Tract of land contains 23.334 acres as described
 Said Owners has by these presents laid out, platted and subdivided the above described real property, and designated the same as WEST CAMPUS II SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge, provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

There are no lienholders of record.

Said Owner state that all lienholders appear herein.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed

this _____ day of _____, A.D. 2018.

by: _____

for: _____

President of Sisters of Charity of Leavenworth Health System Inc.

NOTARY PUBLIC CERTIFICATION

STATE OF _____ :

COUNTY OF _____ :^{ss}

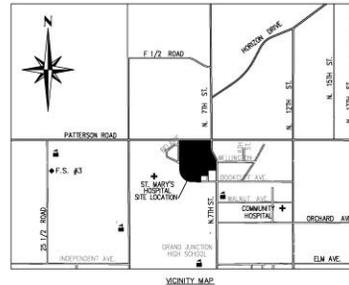
The foregoing instrument was acknowledged before me

this _____ day of _____, A.D. 2018.

by _____

Witness my hand and official seal

My Commission Expires _____ Notary Public



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :

COUNTY OF MESA :^{ss}

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ m., on this _____ day of _____, 20 _____ and

was recorded at Reception No. _____.

Drawer No. _____, and Fees _____.

Clerk and Recorder _____ Deputy

CITY APPROVAL

WEST CAMPUS II SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this _____ day of _____, 20 _____.

City Manager _____ President of Council _____

FOR CITY USE ONLY

Associated Recorded Documents

Reception Number Type

LAND USE SUMMARY

LOTS 23.334 ACRES 100%

TOTAL 23.334 ACRES 100%

TITLE CERTIFICATION

STATE OF COLORADO }

COUNTY OF MESA }^{ss}

WE, FIDELITY NATIONAL TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC. A KANSAS NONPROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

DATE: _____ BY: _____

TITLE CERTIFICATION

STATE OF COLORADO }

COUNTY OF MESA }^{ss}

WE, ABSTRACT & TITLE COMPANY OF MESA COUNTY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC. A KANSAS NONPROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

DATE: _____ BY: _____

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING TITLE POLICIES FROM ABSTRACT & TITLE OF MESA COUNTY AND FIDELITY NATIONAL TITLE COMPANY.
2. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO. FOUND IN PLACE WERE MESA COUNTY SURVEY MARKERS AT BOTH ENDS OF SAID LINE, THE BEARING USED, S02°05'46"W IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS PLAT IS BASED ON THE DEED AS RECORDED AT RECEPTION 2801040 AND THE PLAT OF WEST CAMPUS SUBDIVISION AS RECORDED AT RECEPTION 23643584 OF THE MESA COUNTY RECORDS

SURVEYOR'S CERTIFICATION:

I, Patrick W. Cluck, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a warranty or warranty, either expressed or implied.

COLORADO REGISTERED LAND SURVEYOR PLS #37904

REVISION RECORD

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- Δ CURVE CENTRAL ANGLE

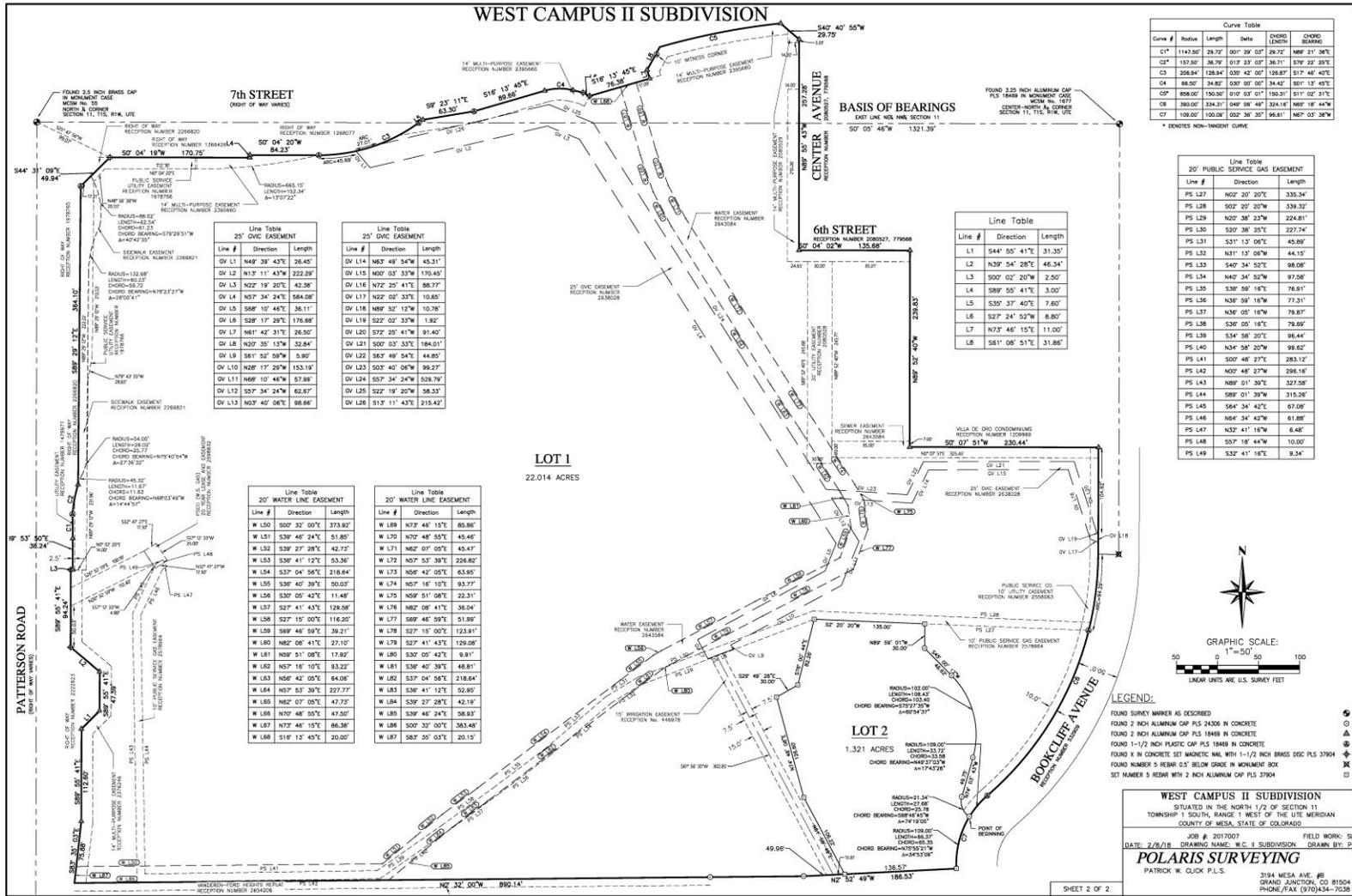
WEST CAMPUS II SUBDIVISION

SITUATED IN THE NORTH 1/2 OF SECTION 11
 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

JOB # 2017007 FIELD WORK: SL
 DATE: 2/8/18 DRAWING NAME: 2017007 PLAT DRAIN BY: PCS

POLARIS SURVEYING

PATRICK W. CLUCK P.L.S. 3194 MESA AVE. #8
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038



Line Table
20' DVC EASEMENT

Line #	Direction	Length
OV L1	N49° 39' 43"E	26.40'
OV L2	N19° 11' 43"W	222.29'
OV L3	N22° 19' 20"E	42.38'
OV L4	N57° 34' 24"E	584.08'
OV L5	S68° 10' 46"E	38.11'
OV L6	S28° 17' 29"E	176.68'
OV L7	N61° 42' 31"E	26.50'
OV L8	N20° 30' 13"W	32.84'
OV L9	S61° 32' 29"W	5.90'
OV L10	N28° 17' 22"W	153.19'
OV L11	N68° 10' 48"W	57.89'
OV L12	S57° 34' 24"W	62.67'
OV L13	N03° 40' 06"E	98.66'

Line Table
20' DVC EASEMENT

Line #	Direction	Length
OV L14	N65° 49' 54"W	45.31'
OV L15	N00° 03' 33"W	170.49'
OV L16	N72° 25' 41"E	88.77'
OV L17	N22° 02' 33"E	10.65'
OV L18	N89° 52' 12"W	10.78'
OV L19	S22° 02' 33"W	1.92'
OV L20	S72° 25' 41"W	91.40'
OV L21	S20° 03' 33"E	164.01'
OV L22	S63° 49' 54"E	44.80'
OV L23	S03° 40' 06"W	99.27'
OV L24	S57° 34' 24"W	538.79'
OV L25	S22° 19' 20"W	58.33'
OV L26	S19° 11' 43"E	215.42'

Line Table
20' WATER LINE EASEMENT

Line #	Direction	Length
W L50	S00° 37' 00"E	373.92'
W L51	S39° 48' 24"E	51.80'
W L52	S38° 27' 28"E	42.71'
W L53	S38° 41' 12"E	53.36'
W L54	S37° 04' 56"E	218.64'
W L55	S36° 40' 39"E	50.03'
W L56	S30° 05' 42"E	11.48'
W L57	S27° 41' 43"E	129.58'
W L58	S27° 19' 00"E	118.20'
W L59	S89° 44' 59"E	39.21'
W L60	N82° 08' 41"E	27.10'
W L61	N59° 51' 08"E	17.82'
W L62	N57° 16' 10"E	83.22'
W L63	N56° 42' 05"E	64.08'
W L64	N57° 53' 39"E	227.77'
W L65	N82° 07' 05"E	47.72'
W L66	N70° 48' 55"E	47.50'
W L67	N79° 48' 15"E	86.38'
W L68	S19° 13' 45"E	20.00'

Line Table
20' WATER LINE EASEMENT

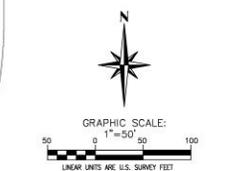
Line #	Direction	Length
W L69	N77° 44' 13"E	85.88'
W L70	N70° 48' 55"E	45.48'
W L71	N62° 07' 05"E	45.41'
W L72	N57° 53' 39"E	226.82'
W L73	N56° 42' 05"E	63.85'
W L74	N57° 16' 10"E	83.77'
W L75	N59° 51' 08"E	22.31'
W L76	N82° 08' 41"E	36.04'
W L77	S89° 44' 59"E	51.99'
W L78	S27° 19' 00"E	123.91'
W L79	S27° 41' 43"E	129.68'
W L80	S30° 05' 42"E	9.91'
W L81	S36° 40' 39"E	48.81'
W L82	S37° 04' 56"E	218.64'
W L83	S38° 41' 12"E	52.95'
W L84	S39° 27' 28"E	42.19'
W L85	S39° 48' 24"E	58.83'
W L86	S00° 37' 00"E	383.48'
W L87	S83° 35' 03"E	20.10'

Curve Table

Curve #	Radius	Length	Delta	CHORD LENGTH	CHORD BEARING
C1*	1143.00'	29.72'	001° 29' 03"	29.72'	N89° 31' 38"E
C2*	157.80'	36.79'	013° 23' 03"	36.71'	S79° 22' 29"E
C3	258.34'	128.84'	020° 42' 00"	128.89'	S17° 49' 40"E
C4	88.50'	34.87'	030° 40' 00"	34.42'	S67° 13' 45"E
C5*	888.00'	150.50'	010° 03' 01"	150.31'	S11° 02' 31"E
C6	380.00'	334.31'	048° 04' 48"	324.18'	N87° 18' 44"W
C7	109.00'	100.00'	002° 30' 30"	95.81'	N67° 03' 38"W

Line Table
20' PUBLIC SERVICE GAS EASEMENT

Line #	Direction	Length
PS L27	N02° 20' 20"E	335.34'
PS L28	S02° 20' 20"W	339.32'
PS L29	N20° 38' 23"W	224.81'
PS L30	S20° 38' 25"E	227.74'
PS L31	S31° 13' 06"E	45.69'
PS L32	N31° 13' 06"W	44.15'
PS L33	S42° 34' 53"E	98.08'
PS L34	N40° 34' 52"W	97.58'
PS L35	S38° 58' 16"E	76.51'
PS L36	N38° 58' 16"W	77.31'
PS L37	N36° 05' 16"W	79.87'
PS L38	S36° 05' 16"E	78.69'
PS L39	S34° 58' 20"E	96.44'
PS L40	N34° 58' 20"W	99.62'
PS L41	S07° 48' 27"E	388.12'
PS L42	N00° 48' 27"W	398.16'
PS L43	N89° 01' 38"E	327.58'
PS L44	S89° 01' 38"W	315.28'
PS L45	S64° 34' 42"E	67.00'
PS L46	N64° 34' 42"W	61.88'
PS L47	N32° 41' 16"W	6.48'
PS L48	S57° 18' 44"W	10.00'
PS L49	S32° 41' 16"E	9.36'



- LEGEND:**
- FOUND SURVEY MARKER AS DESCRIBED
 - FOUND 2 INCH ALUMINUM CAP PLS 24306 IN CONCRETE
 - ▲ FOUND 2 INCH ALUMINUM CAP PLS 19469 IN CONCRETE
 - ◆ FOUND 1-1/2 INCH PLASTIC CAP PLS 19469 IN CONCRETE
 - ⊕ FOUND 8 IN CONCRETE SET MONOTIC NAIL WITH 1-1/2 INCH BIRCH DISC PLS 37904
 - ⊗ FOUND NUMBER 5 REBAR 0.5' BELOW GRADE IN MONUMENT BAY
 - ⊠ SET NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

WEST CAMPUS II SUBDIVISION
SITUATED IN THE NORTH 1/2 OF SECTION 11
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

4208 & 2017007 FIELD WORK BY: PC
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PLANNING COMMISSION AGENDA ITEM

Project Name: Amendment to Master Plan 2017 for St. Mary's Hospital and Environs and Rezone a portion of 510 Bookcliff Avenue to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business)

Applicant: Sisters of Charity of Leavenworth Health System Inc., Owner

Representative: Chamberlin Architects, Eric Tscherter

Address: 510 Bookcliff Avenue

Zoning: R-4 (Residential – 4 du/ac)

Staff: Scott D. Peterson

File No. PLD-2018-113

Date: May 8, 2018

I. SUBJECT

Consider a two-part request from Sisters of Charity of Leavenworth Health Systems, Inc. (aka St. Mary's Hospital) to 1) amend the existing Master Plan for St. Mary's Hospital and Environs approved in 2017 to incorporate the property located at 510 Bookcliff Avenue and, 2) consider a request to rezone a 0.95-acre portion of the 2.28-acre property at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

II. EXECUTIVE SUMMARY

The Applicant is requesting to first amend the existing Master Plan for St. Mary's Hospital and Environs approved in 2017 to incorporate the property located at 510 Bookcliff Avenue and second, to rezone a 0.95-acre portion of the 2.28-acre property at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

In May 2017, St. Mary's Hospital purchased the adjacent property located at 510 Bookcliff Avenue. The Applicant now wishes to incorporate this property into the existing Master Plan 2017 for St. Mary's Hospital and Environs adopted by the City Council in January 2017 and also requests to rezone the northern portion of the property of 0.95 acres to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) in anticipation of developing a parking lot on the northern portion of the property. The property would retain the zone designation of R-4 (Residential- 4 du/acre) on the southern portion of the property. The current St. Mary's Hospital campus and other associated properties are zoned Planned Development (PD) and have been zoned PD for many years. In this situation, where the property contains an older PD zone district, the Master Plan document serves as the Outline Development Plan (ODP) in this instance and any potential changes or modifications requires review and approval by the City.

III. BACKGROUND

In an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the City, St. Mary's Hospital has prepared Master Plans for review in five (5) year increments starting in 1995. The purpose of the Master Plan is to set forth the vision for upgrades, improvements and expansions to St. Mary's facilities and campus area over a 5-year period and to allow the City an opportunity to consider the proposed improvements in a comprehensive manner. The Master Plan also identifies and inventories all properties that St. Mary's owns and the land uses associated with each parcel.

In January 2017, the City Council approved the Master Plan 2017 for St. Mary's Hospital and Environs. Master Plan 2017 identifies all properties that St. Mary's owned at the time of development of the plan and also outlined several construction projects the facility anticipated would be built within the next five (5) years at the hospital such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room, both of which are currently under construction.

In May 2017, St. Mary's purchased the property located at 510 Bookcliff Avenue with the intent to use a portion of the property for an expansion to their parking that would be more proximate to the expanded facilities. This property is contiguous to the campus located southwest of the existing hospital building. The neighborhood often refers to this property as the "Olson Property."

The Master Plan 2017 still remains relevant as a whole but needs to be amended to incorporate the new property (510 Bookcliff Avenue) that was acquired by St. Mary's in May of 2017.

The subject property of 2.28 acres contains a single-family detached home which is anticipated to remain for the near future and is currently being rented and utilized as a residence by an administration staff member of St. Mary's. Current zoning of the property is R-4 (Residential – 4 du/acre). St. Mary's Hospital wishes to subdivide the property so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and has a pending application with the city (City file #SSU-2018-112) for this division of land. That portion of property (0.95 acres) intended to be rezoned as PD and used as a parking lot is proposed to be incorporated into the larger St. Mary's property that contains the main hospital campus (Lot 1, West Campus Subdivision) addressed as 2635 N. 7th Street along with the requested rezone to PD (Planned Development).

The rezone to PD and subdivision of the property at 510 Bookcliff Avenue (Olson Property) will allow St. Mary's to develop the northern portion of the subject parcel into parking as a continuation of the existing west parking lot. Conceptual plans for the parking lot currently indicates developing 87 parking spaces along with the required landscaping and a 6-foot tall solid fence to screen the new parking area from the surrounding neighborhood. No vehicular access will be provided from 510 Bookcliff Avenue to the St. Mary's campus. All access to the new parking lot will be from the internal ring road within the campus (see Exhibit 5).

The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. St. Mary's Hospital requests to rezone a 0.95-acre portion of the property located at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) in anticipation of developing a parking lot on the northern portion of the property. The proposed PD zone with the B-1 default zone district is the same Planned Development and default zoning as exists with the current St. Mary's Planned Development. The hospital campus and environs, contains an older PD zone district and therefore, the Master Plan document serves as the Outline Development Plan (ODP) and any changes requested, requires an amendment to the Master Plan document. The southern portion of the property located at 510 Bookcliff Avenue which contains the single-family detached home will remain zoned as R-4 (Residential – 4 du/ac) and will provide a buffer for the existing neighboring residents along Bookcliff Avenue from the hospital related uses.

Establishment of Uses:

With the rezone to PD, St. Mary's Hospital wishes to develop and establish an additional parking lot on the northern portion of the property located at 510 Bookcliff Avenue. All existing land uses along with current and future construction projects will remain the same as identified within Master Plan 2017.

Access:

The only public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7th Street or Patterson Road). No vehicular access will be provided to the parking lot from the 510 Bookcliff Avenue property or through the adjacent neighborhood. Vehicular access to the existing single-family house will remain from Bookcliff Avenue.

Phasing:

The Applicant is proposing to develop the new parking lot within the near future. The Master Plan would remain valid until December 31, 2022.

Lot Layout:

St. Mary's Hospital wishes to subdivide the property (510 Bookcliff Avenue) so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and that portion will be incorporated into the larger St. Mary's property that contains the main hospital campus (Lot 1, West Campus Subdivision) addressed as 2635 N. 7th Street. No additional lots are being created by this proposed subdivision of land (see attached proposed subdivision plat).

Landscaping & Fencing:

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. Six-foot tall privacy fencing will also be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements.

Long-Term Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the

Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

St. Mary's Hospital is already designated as a Planned Development and provides long-term community benefits by being a regional provider of health services for the community and area of western Colorado and eastern Utah. The Applicant's request is to only incorporate the proposed land area of the new parking lot into the existing Planned Development, thus long-term community benefits are being met with this proposed development application as St. Mary's continues to provide quality and innovative health care. The existing St. Mary's campus contains an open space area with a gazebo located directly to the east of the 510 Bookcliff Avenue property that is utilized by both patients and employees. This open space area contains an underground detention facility and walking path that connects the internal ring road with Bookcliff Avenue. The underground detention allows the surface to be utilized as active open space, therefore the Applicant continues to provide a greater quality and quantity of public and/or private open space as identified by item #3. The development of the open space area, gazebo, underground detention facility and walking path are all not required by Code.

IV. NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Rezone to PD was held on November 8, 2017 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. At that time, the proposal included a request to rezone two properties located at 510 and 536 Bookcliff Avenue to PD; properties owned by the Applicant. The Applicant's representative and City staff were in attendance along with over 50 citizens. Some of the comments and concerns expressed by the attendees centered on the proposed encroachment issues of St. Mary's towards the Bookcliff Avenue neighborhood, parking concerns in the area by St. Mary's employees, and concerns that St. Mary's would demolish the two single-family homes located at 510 and 536 Bookcliff Avenue and construct a new building or parking lot that would access from Bookcliff Avenue, etc., that would impact the residential character of the area. After feedback received from the Neighborhood Meeting, St. Mary's Hospital modified their proposal and applied for only a rezone of a portion of the property at 510 Bookcliff Avenue, and to concurrently apply for a subdivision of this property in order to preserve the residential use and zoning on a portion of the property. By keeping the zoning of R-4 for the two single-family house properties located at 510 and 536 Bookcliff Avenue, this would provide a buffer between the hospital land uses and the rest of the Bookcliff Avenue

neighborhood. Since the Neighborhood Meeting, City Staff has spoken with several land owners in the area who expressed satisfaction with St. Mary's current request.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on March 12, 2018. The subject property was posted with an application sign on March 31, 2018. The notice of this public hearing was published May 1, 2018 in the Grand Junction Daily Sentinel.

V. ANALYSIS

The St. Mary's campus is currently zoned PD, however, it was zoned PD prior to the City establishing today's system for adopting a PD with a relevant Outline Development Plan. In lieu of having an Outline Development Plan, the hospital campus has created and has been approved for an Institutional and Civic Facility Master Plan in accordance with Section 21.02.190 of the Code. Since this request proposed to both rezone a portion of 510 Bookcliff Avenue as well as modify/amend the approved Master Plan, Staff has provided analysis relevant both of these actions, as follows:

Pursuant to Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed rezone for a portion of the property located at 510 Bookcliff Avenue complies with the goals and policies of the Comprehensive Plan, specifically, Goals 4 and 12 by supporting the continued development of the City Center into a vibrant and growing area with jobs and also by being a regional provider of goods and services, in this case expanded health care services.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

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

The proposed rezone complies with the Grand Valley Circulation Plan, Urban Trails Master Plan, and other applicable adopted plans and policies as no changes are proposed. Proper access was previously established by St. Mary's with the design and approval of previous Master Plans for the hospital. There are no additional plans to provide for a new traffic study or change current access points to the hospital.

- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

- (1) Subsequent events have invalidated the original premises and findings; and/or

The property (510 Bookcliff Avenue) is located adjacent to St. Mary's Hospital. The Applicant wishes to develop the northern portion of the property as an additional parking lot for the hospital with access being permitted from the current ring road around the campus with no access permitted directly onto Bookcliff Avenue. The Applicant is requesting the rezone to PD for the area of the property proposed for development only in order to achieve a uniform Planned Development zone classification for those properties held by St. Mary's in accordance with the recently approved Master Plan 2017. Since the zoning of the property as R-4 (Residential 4 du/ac), St. Mary's has acquired the property and is a logical place for them to expand their parking use without significant disruption to the surrounding neighborhood. The subsequent event that occurred was the purchase of the property by St. Mary's that it now desires to include the entire property in the overall master-planned campus and rezone a portion of it to PD, consistent with the zoning for the existing portions of the campus. The original premise and findings related to the R-4 zoning of the property did not include or anticipate the property being an integral part of the hospital campus. Therefore, Staff finds this criterion has been met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and/or condition of the area has not changed in recent years because the adjacent residential subdivisions located to the west of St. Mary's Hospital have been existing for many years. The subject property located at 510 Bookcliff Avenue was recently purchased by St. Mary's in 2017. The requested rezone to PD furthers the goals and policies of the Comprehensive Plan by providing for additional parking lot area as the hospital continues to expand to meet the health care needs of the community and region. Because there has been no apparent change of character and/or condition other than the fact St. Mary's has purchased the property and wishes to incorporate that portion of the property proposed for development as an additional parking lot into their existing Planned Development, Staff finds that this criterion has not been met.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot, however, City Water

and City sanitary sewer are both located within the internal ring road on the St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. The public and community facilities are adequate to serve the type and scope of the land use proposed therefore staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The Applicant is requesting to rezone a portion of the property (510 Bookcliff Avenue) proposed for an additional parking lot and incorporate into their existing Planned Development. Staff finds this criterion is not applicable to this specific request and therefore has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and City will benefit from the proposed request in that the additional parking area shall reduce the need for any overflow parking onto adjacent properties. Staff, therefore finds this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable, therefore the proposed development complies with this standard.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

This standard is not applicable to non-residential development.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Six-foot tall privacy fencing will be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements. All fencing will comply with all applicable requirements of the Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. All proposed landscaped areas will meet or exceed the requirements of the Zoning and Development Code.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The current Master Plan 2017 accommodates all required parking in accordance with GJMC 21.06.050. The Applicant is proposing to develop additional off-street parking lot within the main hospital campus area that will provide approximately 87 spaces beyond code requirements. All proposed parking spaces and drive aisles will be dimensioned per the requirements of the Zoning and Development Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No new street improvements are required for this proposed Planned Development inclusion and parking lot development.

d) The applicable corridor guidelines and other overlay districts.

There are no corridor guidelines or overlay districts that are applicable for this request.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot, however, City Water and City sanitary sewer are both located within the internal ring road on the St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. Therefore, adequate public services and facilities exists to serve the type and scope of the land use proposed.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7th Street or Patterson Road). No vehicular access will be provided to the parking lot or the internal campus ring road from the 510 Bookcliff Avenue property. Vehicular access to the existing single-family house will remain from Bookcliff Avenue. Staff considers this as adequate circulation and access for the proposed development/use.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Six-foot tall privacy fencing will be provided as a screen and buffer between the existing R-4 and PD zone districts per Code requirements. Screening and buffering of adjacent properties will be appropriate for the adjacent uses.

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

This standard is not applicable for this application as the proposed amendment is not modifying density.

- i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

The Applicant is requesting the rezone to PD to achieve a uniform Planned Development zone classification for the St. Mary’s Hospital campus in accordance with the approved Master Plan. The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable, therefore the proposed development complies with this standard.

- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The Applicant is proposing to develop the new parking lot within the near future or as allowed within the perimeters of Master Plan which is valid until December 31, 2022. Staff find this development schedule to be appropriate for the proposed request.

Pursuant to Section 21.02.190, In reviewing a master plan (amendment to a master plan) the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;

See discussion in Section 21.02.150 (b) (2)(a) above.

- (2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

See discussion in Section 21.02.150 (b) (2)(a) above.

- (3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

In accordance with Master Plan 2017, St. Mary's Hospital is required to provide per the Zoning Code a total of 1,762 parking spaces for their hospital campus and environs. Currently they are providing a total of 2,277 parking spaces which is 515 spaces in excess of current standards. Several construction projects on the campus are currently under construction such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room. St. Mary's acquired additional property located at 510 Bookcliff Avenue in order to be able to provide more proximate parking to these new facilities. The proposed new parking lot to be located at on the northern portion of the property located at 510 Bookcliff Avenue, will provide an additional 87 parking spaces. Adequate stormwater, drainage, screening and buffering etc., will be reviewed as a part of the required Site Plan for the development of the new parking lot and will meet all City standards. Therefore, Staff finds this criterion to have been met.

- (4) Adequacy of public facilities and services; and

See discussion in Section 21.02.150 (b) (2)(e) above.

- (5) Community benefits from the proposal.

See discussion in Section 21.02.150 (b) (2) above.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the application for an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs for inclusion of the property located at 510 Bookcliff Avenue and also a Rezone to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business) for the northern 0.95-acre portion of the property, PLD-2018-113, the following findings of fact have been made:

1. The Planned Development is in accordance with all of the applicable criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.
3. The proposed Amendment to the St. Mary's Hospital and Environs Master Plan 2017 is in accordance with Sections 21.02.190 of the Code.

Therefore, Staff recommends approval of the requests.

VI. RECOMMENDED MOTION

Madam Chairman, on the Amendment to Master Plan 2017 for St. Mary's Hospital and Environs for inclusion of the property located at 510 Bookcliff Avenue and also a Rezone to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business) for the northern portion of the property located at 510 Bookcliff Avenue, PLD-2018-113, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Site Sketch of Requested Changes
6. Proposed Subdivision Plat

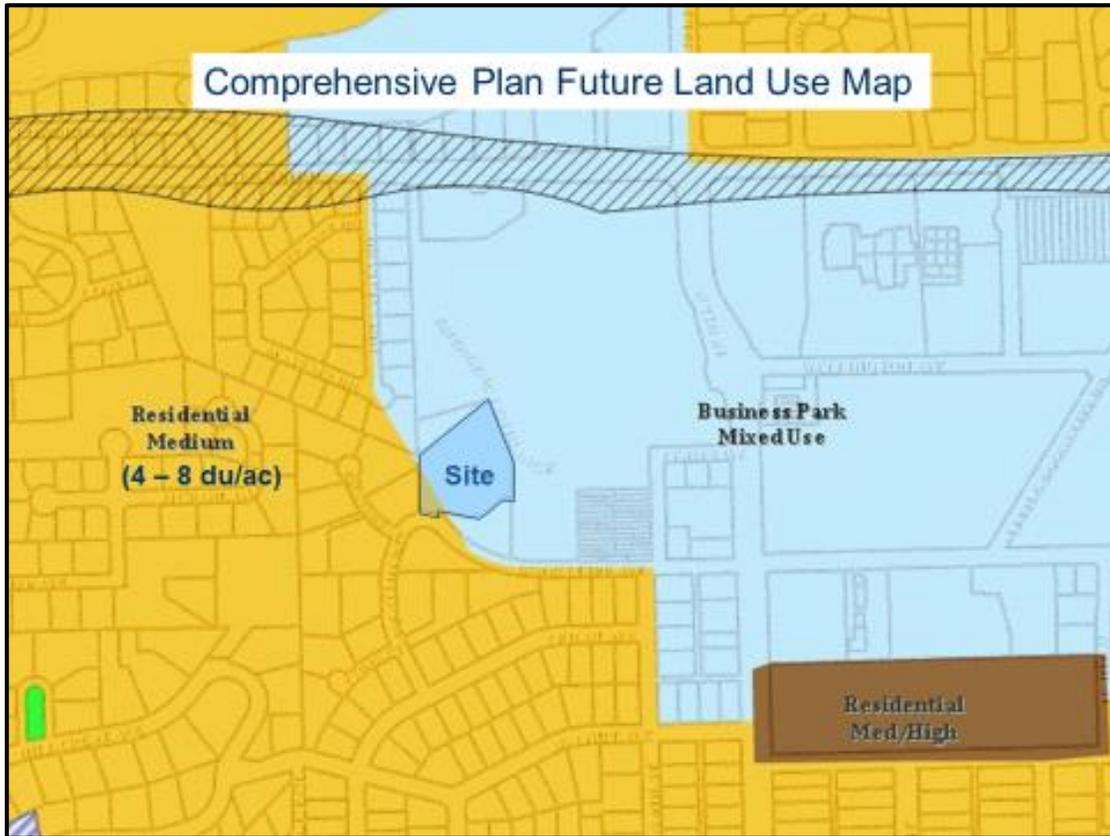
Attachment 1



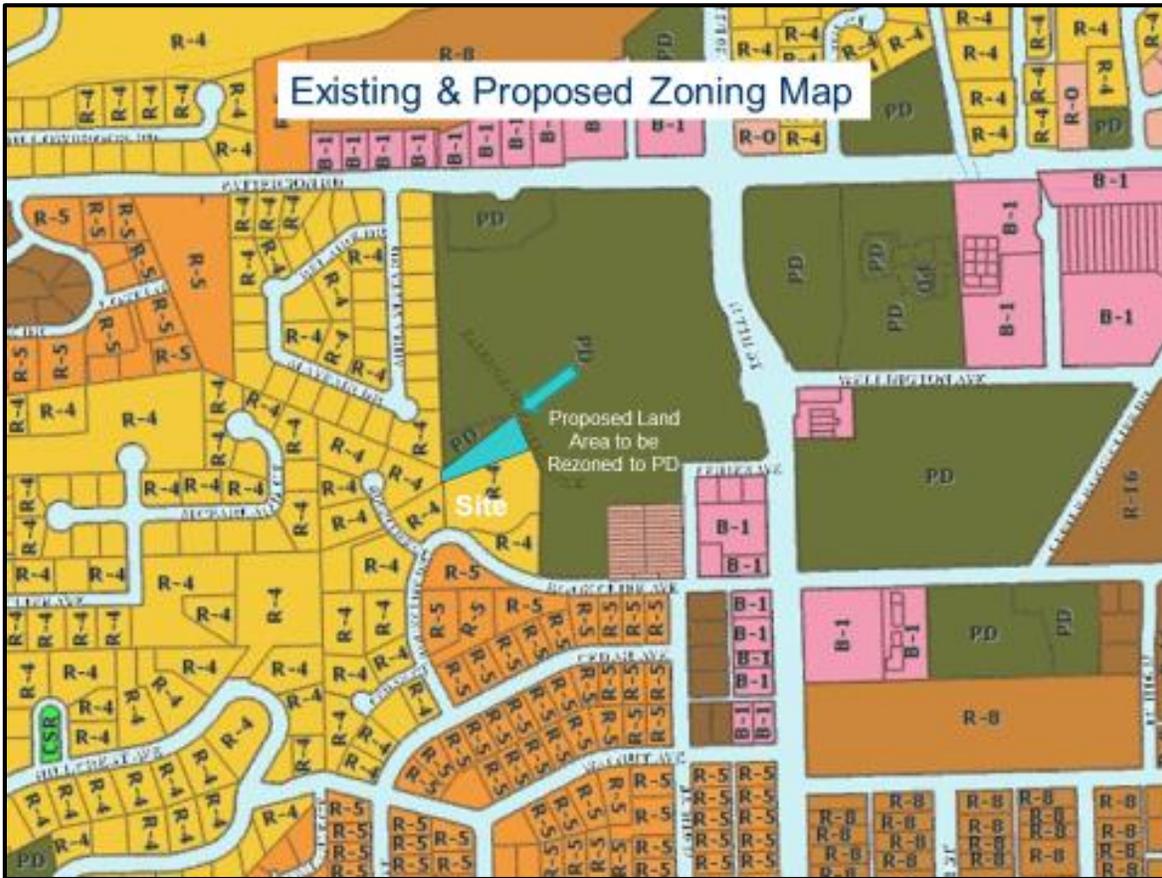
Attachment 2



Attachment 3



Attachment 4



Attachment 5



Attachment 6

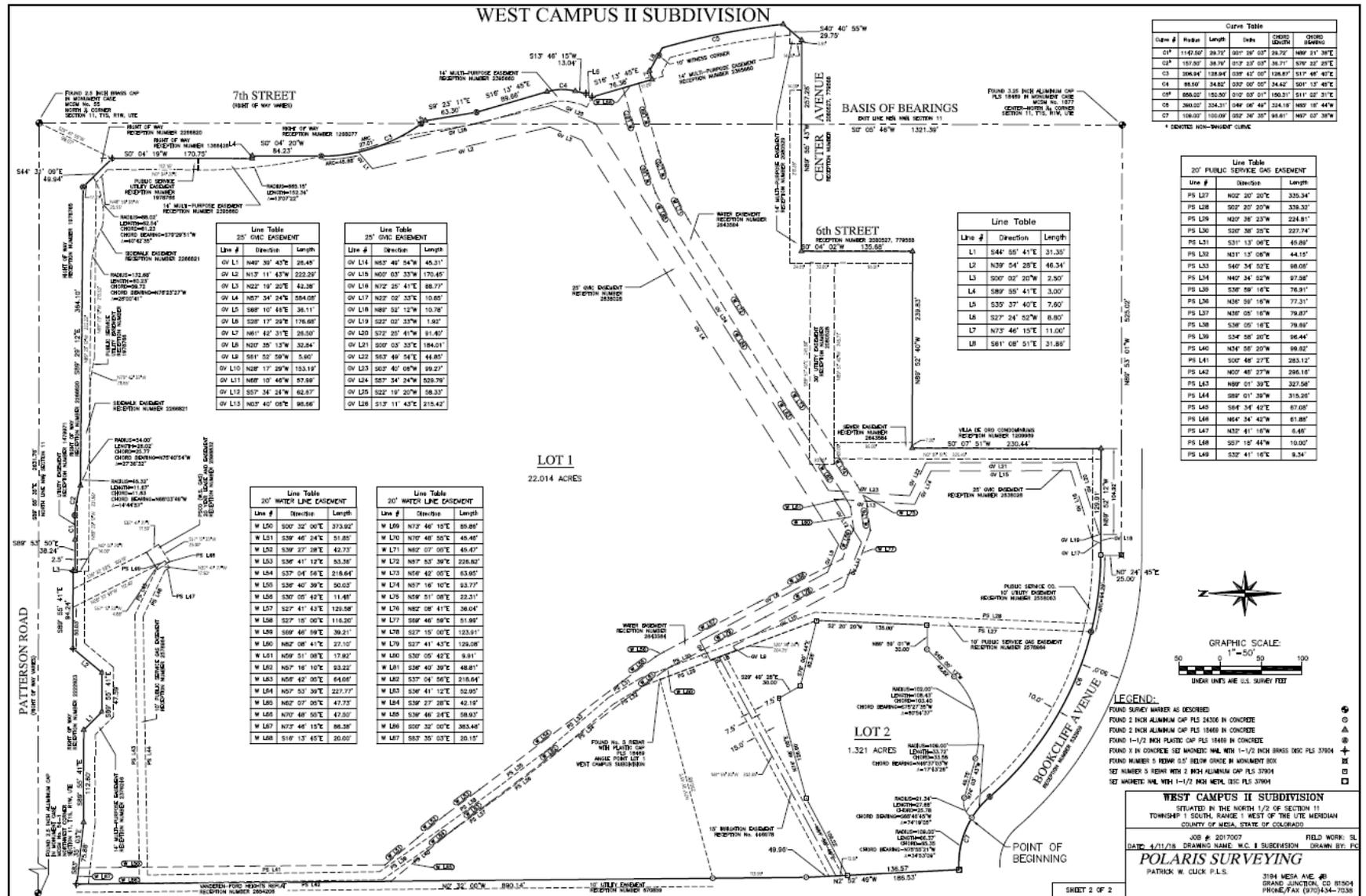


Exhibit 3

Master Plan 2017 St. Mary's Hospital and Medical Center

Presented to
City of Grand Junction

Prepared by
Davis Partnership Architects



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Executive Summary ^①



1. Executive Summary

St. Mary's Hospital has been an integral part of the Grand Junction community since 1896, and continues to serve as the focal point for sophisticated, quality healthcare on Colorado's Western Slope. The Hospital's 120 years of providing compassionate care for residents and visitors alike provide a solid foundation for continuing our role as a premier regional medical center.

This master plan also continues another tradition – working collaboratively with the City of Grand Junction to develop site and facility plans that may not only meet our forward-thinking goals but that also support the City's mandate to assure that residents have easy and safe access to our site and our services. Over the past 21 years, we've submitted and received approval for four master plans in 1995, 2000 and 2005 (amended in 2006) and

2011. This plan, Master Plan 2017, is one that has been shared with our neighbors and reviewed by our Board of Directors.

As we began work on Master Plan 2017, we were mindful of the fact that we had just completed the major expansion that was the focus of the 2006 master plan, which we called the Century Project. The \$277 million investment for the first phase of the project was a culmination of many years of thinking about what the community needed and then crafting a plan that brought it to reality. The final phases of the project involving an additional \$65 million focused on the unfinished floors in the patient tower. That effort was completed in 2016. The master plan documented the Hospital had no plans to make major changes to the campus during the life of the 2011 document. As 2017 approaches and funds are becoming

available, the Hospital has identified additional new projects for the coming 5 years.

We will continue to remodel several departments in older areas of the Hospital. The most significant upgrade will be to the electrical infrastructure throughout the main hospital facility. We also have plans to remodel the Advance Medical Pavilion as needed due to new equipment placement.

We plan on demolishing two buildings on campus, the Farrell Building and 2323 North 7th building. After demolition this will require some modifications to the landscape where the buildings have been standing. This work is targeted to be in the next five years, however for various reasons demolition may stretch into the next master plan update timeframe. This portion will be based on securing funds for this demolition process

We have major additions proposed for the next 5 years. The biggest addition is to the Cardiac Center of Excellence. There are plans to renovate, relocate and add additional square footage to both the main level and level 1. There are also plans to expand the surgery department to incorporate a new Hybrid Operating Room on level 1. This addition is expected to maintain the ED drop-off and parking on the main level. The last major expansion planned in the coming years is the Laboratory and Pharmacy. We will be renovating and expanding on both the main level and level 1.

While not a formal part of this master plan, St. Mary's has been looking into property acquisitions as they come forward.

St. Mary's commitment to the Western Slope remains unchanged. As hospitals in outlying areas add

1. Executive Summary

programs to serve their growing communities, St. Mary's maintains its role as the area's premier regional medical center by adding the next higher level of service. The result is a top quality healthcare for those who must travel great distances. We will continue planning for that next level of care, and thank all of those with whom we collaborate to assure that the facilities support that future.



St. Mary's Hospital and Medical Center

Introduction ^②



2. Introduction

This year marks St. Mary’s 120th anniversary of meeting the health and medical needs of area residents and visitors. The Hospital has undergone many changes during those years but has consistently focused on its role as Western Colorado’s leading medical center. As medical technology grows increasingly complex, as consumers assume greater responsibility for their own health, and as the demand intensifies for highly skilled physicians and other caregivers, St. Mary’s remains mindful of its role to provide facilities and services that support its mission and vision.

Our Mission

We reveal and foster God’s healing love by improving the health of the people and communities we serve, especially those who are poor and vulnerable.

Our Vision

We will serve as the premier regional medical center recognized for our compassion, integrity, and collaborative approach to meeting the unique needs of our patients.

Located just minutes off Interstate 70, St. Mary’s extended campus consists of 51 acres, most of which is located east and west of the intersection formed by two major arterials – 7th Street and Patterson Road. St. Mary’s has been located at this site since 1949; the original 1949 building remains in operation today along with numerous additions and changes that began in 1959 and have continued to the present.

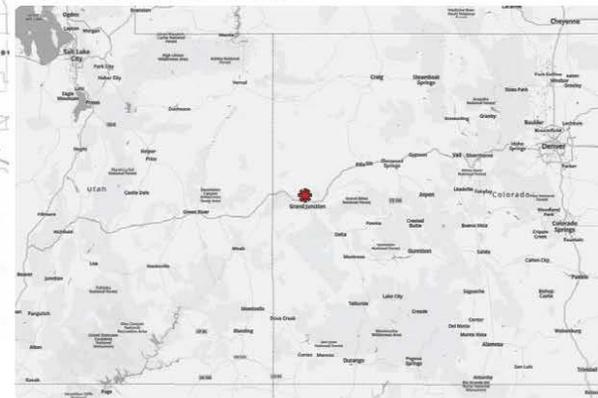
To continue our rich heritage and to advance our mission of improving the health of those we serve, St. Mary’s is committed to developing thoughtful plans that encompass new services and programs as well as new facilities and a more efficient campus. These plans, which are reviewed by the Hospital’s Board of Directors, as well as by the SCL Health leadership, are also submitted to the City of Grand Junction when they involve new construction or changes to the Campus.

St Mary’s Hospital serves a broad geographical area that includes all of Western Colorado and portions of Southeastern Utah. St Mary’s is located nearly equidistant from Denver and Salt Lake City. The campus is located at the intersection of two busy arterial streets so making St Mary’s Hospital easy to get to. The campus is divided by 7th Street, with most outpatient activity and staff parking occurring on the newer east campus while the existing hospital and location of the Master Plan 2017 improvements are located on the west campus.

2. Introduction



Vicinity Map - St. Mary's Hospital and Medical Center



Grand Junction Location Map

History of ³ Master Planning



3. History of Master Planning

Master Plan 1995

St. Mary's received approval from the City of Grand Junction for the Hospital's first five-year master plan to accomplish the following:

- Integrated the newly purchased and remodeled Life Center and Family Practice Center at 12th and Patterson into St. Mary's extended campus.
- Expanded and remodeled select hospital services.
- Constructed the Grand Valley Surgical Center.
- Consolidated employee parking east of 7th Street.
- Enhanced campus safety by fencing sections of 7th Street to prevent pedestrians from crossing in the middle of the block.
- Modified the crosswalk marking

and signal timing at 7th and Patterson in cooperation with the City's Transportation Engineering Section.

- Improved the landscaping along Patterson Road near the employee parking lots.
- Added storm water detention capabilities and landscaping along Wellington Avenue, east of 7th Street.
- Increased the number of surface parking spaces west of 7th Street.

Master Plan 2000

Five years later, St. Mary's gained approval for its second Master Plan which focused on decompressing the Hospital campus west of 7th Street by:

- Relocating high traffic outpatient services to the new Advanced Medicine Pavilion east of 7th

Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice, was also included in the Advanced Medicine Pavilion.

- Reorienting the main vehicular entrance to both the east and west campuses to the corner of 7th and Wellington.
- Construction of a 404-space parking garage on the west campus. The multi-level parking garage was part of an overall campus plan to increase the number of parking spaces directly adjacent to the Hospital to meet urgent, current demand as well as future needs.

- Adding parking spaces – for employees and outpatients – on the east campus to help reduce congestion on the west campus.
- Completing a "ring road" on the west campus that would allow traffic to access the entire west campus without exiting onto either Patterson Road or 7th Street.
- Demolishing the former Department of Health building. Located on Patterson Road, west of 7th Street, the Department of Health building had long outlived its usefulness, and plans were being made to relocate its functions to North Avenue and 29 ½ Road. Its purchase by St. Mary's, and subsequent demolition, would allow St. Mary's to complete the west campus ring road described above.

3. History of Master Planning

The first amendment to Master Plan 2000 sought approval for the following. Approval was granted on June 24, 2003.

- Adding surface parking north and west of the original Holy Family School Buildings. This amendment added 203 parking spaces, 167 of which were gated and are used by St. Mary’s employees and 36 of which were not gated and are used by visitors to existing facilities on that site.
- Adding surface parking on the site to be vacated by Mesa County Health Department. Following the relocation of the Health Department, St. Mary’s elected to raze the two-story building and put in its place a new parking lot with 93 spaces. The lot is used by patients and staff associated with St. Mary’s medical office building (425 Patterson Road). In addition, some of the land was used to continue the ring road on the west side of the campus as proposed in Master Plan 2000.

- Relocating and reconfiguring the proposed parking garage southeast of the hospital building. As St. Mary’s began to assess its future needs on the east campus, it became clear that the Hospital expansion described in Master Plan 2000 would not meet future needs; it was simply too small. As planning progressed, the Hospital found that the building addition (the primary focus of Master Plan 2005) should be located south – not west – of the existing hospital. This amendment allowed St. Mary’s to build a 404-space parking garage following the removal of the information services building and the Saccomanno Education Center. This new plan allowed the helicopter hangar and landing pad to remain in its existing location.
- Constructing a new medical education center northwest of the Hospital and northeast of the Hospital’s boiler plant. This

amendment allowed St. Mary’s to build a new medical education center on a site that had been occupied by four small buildings. The new center was constructed to serve the education needs of physicians and hospital staff. Public education programs were relocated to other education facilities in the Life Center and in the Madden Building Friendship Room, where adequate parking is available.

The second amendment to Master Plan 2000 sought review of the following single item, and was approved on November 9, 2004.

- Provide a new vehicular entrance on Patterson Road, 387 feet east of the Mira Vista subdivision. The entrance would function as a full movement intersection and would be constructed in place of the former entrance shown in Master Plan 2000, directly adjacent to Mira Vista.

The third amendment to Master Plan 2000 was submitted in December 2005 and sought approval of projects that St. Mary’s initiated to prepare for the Century Project:

- Constructed a utility tunnel between the central plant and the new hospital addition.
- Relocated the west campus site irrigation pump house and installed a new underground helicopter fuel tank.
- Revised and extended the new Grand Valley Irrigation Company 36” irrigation main pipeline and made final connections.
- Revised the ring road at the north end of St. Mary’s Park, southwest of the Hospital.
- Constructed a temporary helicopter landing pad, storage facility, and crew quarters (mobile RV) on the east campus, directly east of the Madden Building. Removed the existing underground fuel tank.

3. History of Master Planning

- Demolished the existing landing pad and hangar.
- Constructed new, permanent ambulance entrance and canopy on the west side of the Hospital. Demolished the existing ambulance entrance canopy and closed the existing ambulance entrance.
- Constructed new underground storm water detention facilities in St. Mary's Park and prepared the park to serve as a construction staging area for the duration of construction. This project provided for permanent underground detention and dual use of the park area during construction. The park was later restored and improved.
- Demolished the existing outpatient and ambulatory emergency entrance (Entrance #2).
- Constructed temporary parking for construction personnel on the east campus.

- Excavated and shored for the hospital addition (patient tower) construction.

Master Plan 2005

(Updated in October 2006)

St. Mary's 2005 Master Plan, updated in October 2006 when the space programming was completed for the Century Project, was consistent with the City's growth plan, conformed with the City's Major Street Plan, and was reviewed with hospital neighborhood residents to assure continued compatibility with the surrounding neighborhood. At each of the seven neighborhood meetings—and at subsequent focus groups—St. Mary's presented its most current plan and answered forthrightly all of the questions posed. At the conclusion, there were no unresolved or contentious issues.

The accomplishments of the 2005/2006 Master Plan included:

- A 12-story, 434,000 sf tower (the

Century Project) on the west campus; the tower allowed a connection between the hospital and the 404-space parking garage that connects the parking garage to the main lobby of the Hospital. An important aspect of the Century Project was the relocation of the Careflight heliport to the roof of the patient tower. The new location has all but eliminated the irritants of noise and ground disturbance common to its previous location adjacent to the hospital and its temporary location on the east campus.

- A small addition to the west side of the hospital to accommodate a new MRI.
- New parking spaces near the new lobby, the emergency entrance, at the corner of Bookcliff and Little Bookcliff, and in a single level, covered parking structure adjacent to the main entrance.
- An upgraded central utility plant

with new boilers and chillers and emergency generators.

- New entrances to the hospital, to the emergency department, and for ambulances.
- The vacation of City Market Pharmacy, which was previously accessed at Entrance 5.
- Exterior patio spaces adjacent to the new cafeteria and to the conference center.
- The acquisition of an office building on Center Avenue, between 6th and 7th Streets, that was used by FCI/McCarthy as a contractor office. It was vacated in November 2010 and was demolished.
- The acquisition of a building at 2323 N. 7th Street to house the hospital's business office. St. Mary's has no plans to enlarge the building or reconfigure anything on the exterior.
- The acquisition and demolition of an office building on the east

3. History of Master Planning

campus, south of Wellington; the site is landscaped by the hospital and is not used for parking. The demolition of the building opened up the site and improved sight lines for turning vehicles at the intersection of 7th and Wellington.

- New public shelter in St. Mary’s Park.
- Twenty new security call boxes, bringing the total to 26, on campus. The new security call boxes were added as we expanded parking capacity throughout the campus.

Subsequent to receiving approval for Master Plan 2005/06, some of the Century Project’s internal floor plans changed. These changes had no impact on the Master Plan. In summary, the project expanded the emergency services, lobby and cafeteria on the main (ground) level. Twelve new operating rooms were built on the first floor with state of the art support equipment and designed

to expand to 16 rooms if needed. An entirely new 32 bed critical care unit occupied the third floor. New labor and delivery, postpartum and neonatal intensive care units occupied the sixth and seventh floors. The final floor to be completed was the orthopedic unit on the eighth floor. The difference in floor to floor heights between new and old meant that levels two, four and five were needed for ceiling height or medical support floors. The remaining top four floors were left shelled to accommodate the future relocation of units from older parts of the hospital campus.

The culmination of this work was the Century Project—a major addition to St. Mary’s that allows the Hospital to be replaced on site in a thoughtful way. It was a project that builds on the significant capital investment that St. Mary’s has made on the east and west campuses and that medical staff members have made near the campuses.

Master Plan 2011

The Century Project was a major expansion to St. Mary’s Hospital and a huge investment in the community, therefore the 2011 Master Plan had no plans to make major changes to the campus. There was one well attended public meeting to discuss the master plan and the hospital in general.

The accomplishments of the 2011 master plan were:

- The completion of unfinished floors in the patient tower.
- The remodel of several departments in older areas of the Hospital.
- Landscape changes where the demolition of a small building on Center Avenue between 6th and 7th occurred.
- While not a formal part of the 2011 master plan, St. Mary’s had been working to consolidate various parcels on the Hospital campus during this time frame.

- Grand Valley Transit added new stops at the Advanced Medicine Pavilion and at Lot F on the east campus.
- The hospital has allowed the bus to come into the Life Center parking lot which allows traffic on Patterson to proceed unimpeded.

The following map depicts the St Mary’s property (owned) as indicated in the 3rd quarter of 2016.

3. History of Master Planning



St. Mary's Hospital and Medical Center Property

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4

The Current Situation and Inventory of Sites



4.

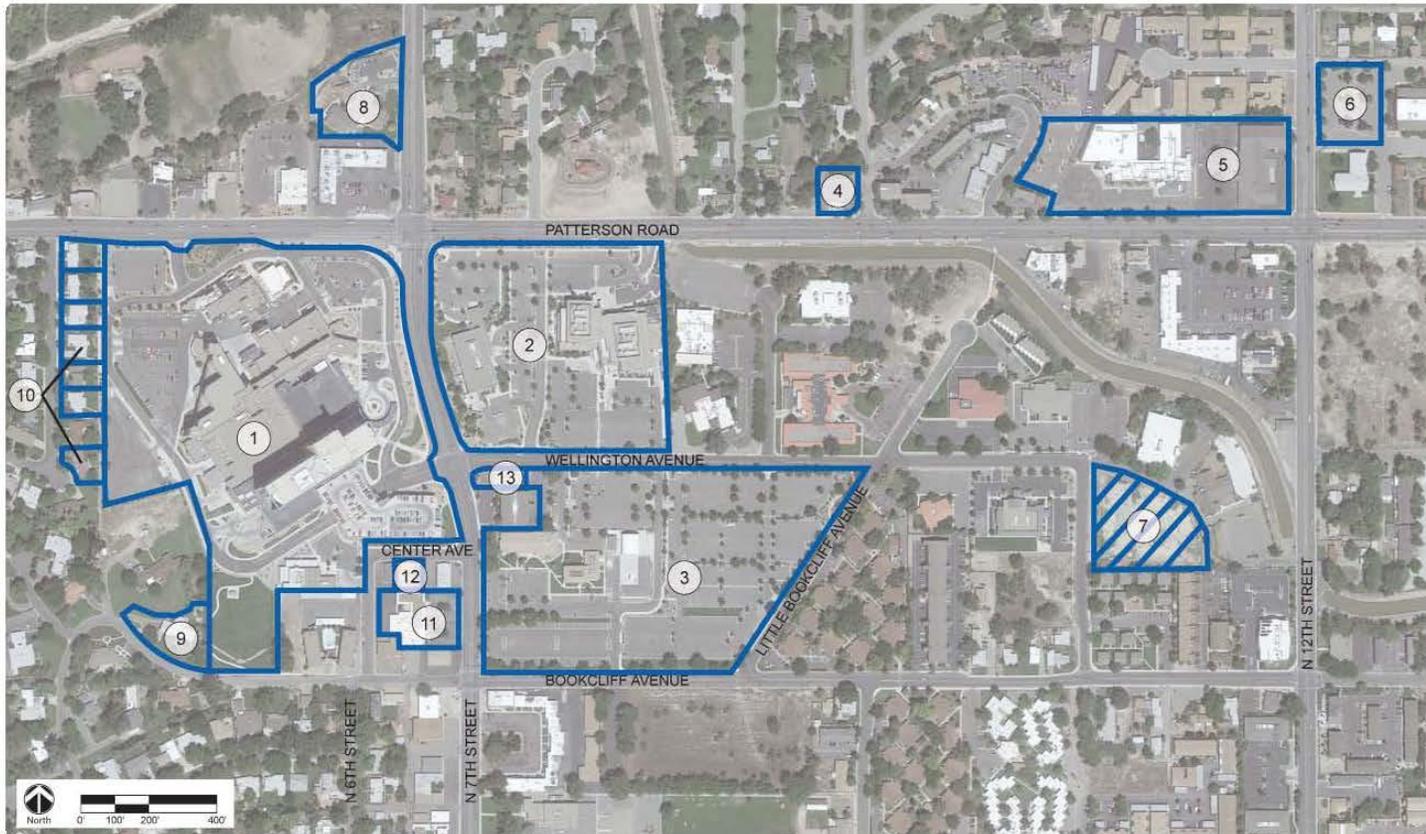
The Current Situation and Inventory of Sites

St. Mary’s 51-acre campus is located on both sides of the intersection formed by two major arterials—7th Street and Patterson Road. Access to the site east of 7th Street occurs primarily at the traffic signal at 7th and Wellington and secondarily on Patterson Road about one block east of 7th Street. Access to the west side of the campus is similar, occurring at 7th and Wellington as well as off Patterson Road about one block west of 7th Street. While vehicular traffic is significant on both 7th Street and on Patterson Road, the reduction of five curb cuts that St. Mary’s initiated prior to 2005 has enhanced both pedestrian and vehicular safety.

Land use in the surrounding area continues to be varied, including single- and multiple-family residences, medical and commercial offices, and retail businesses. The site is in an urban setting and is well served by all major utilities, including sanitary sewer, storm sewer, water, natural gas, power, telephone, and cable TV. The hospital is a major user of all of these utilities. Steps had been taken over the past twenty years on St. Mary’s campuses for the increases in utility use. These steps are most recognizable in the upgrading and underground placement of utilities in both 7th Street and in Patterson Road.

The following map depicts the 12 parcels or groups of parcels that comprise St. Mary’s extended campus. Parcel 8 is a combination of Parcels 8 and 9 (as shown in the 2006 Master Plan Update) and Parcels 11, 12, and 13 have been added since the 2006 Master Plan Update. Descriptions of each parcel may be found on the following page. Parcel 6 is owned by Bookcliff Baptist Church and leased by St Mary’s for weekday parking. All other parcels highlighted on this map are owned by the Sisters of Charity of Leavenworth - SCL Health Systems.

4. The Current Situation and Inventory of Sites



St. Mary's Hospital and Medical Center Parcel Map
Parcel 7, as shown in the previous master plans, was sold and is shown as hatched.

4. The Current Situation and Inventory of Sites

Ownership Parcel Summary

Parcel	Address	Description	Parcel Numbers	Site Area
1	2635 N. 7th Street	The west hospital campus, southwest corner of the intersection formed by 7th Street and Patterson Road.	2945-112-28-001	20.53 acres
2	700 and 750 Wellington Avenue	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Grand Valley Surgical Center and the Advanced Medicine Pavilion.	2945-111-38-000, 2945-111-38-012, 2945-111-41-001, 2945-111-38-011, 2945-111-38-007, 2945-111-38-013, 2945-111-38-014, 2945-111-38-004 and 2945-111-38-015	9.00 acres
3	2320 N. 7th Street	Former Immaculate Heart of Mary church property. Farrell and Madden Buildings now house hospital support functions (e.g., public relations, planning, marketing). Site is also used for employee parking.	2945-111-42-001	11.60 acres
4	Patterson and 26 3/4 Roads	Employee parking lot	2945-024-19-002	0.40 acres
5	2686 Patterson Road	St. Mary's Life Center and St. Mary's Family Practice and Family Medicine Residency Program.	2945-024-23-002, 2945-024-23-003	4.25 acres
6	East of North 12th off Patterson	Parking lot owned by Bookcliff Baptist Church and leased by St. Mary's for weekday parking.	n/a	1.00 acres
8	605 26 1/2 Road	Rose Hill Hospitality House (St. Mary's guest house for patients' families) and 20 new parking spaces.	2945-023-32-003	1.65 acres
9	536 Bookcliff Drive	Former Schmidt property.	2945-112-28-003	0.54
10	2624, 2604, 2562, 2552, 2542, 2532, & 2512 Mira Vista Road	Residences owned by St. Mary's and permanently occupied by Sisters or temporarily occupied by new employees or contract professionals associated with the hospital.	2945-112-11-001, 2945-112-11-002, 2945-112-11-003, 2945-112-11-004, 2945-112-11-005, 2945-112-11-006, 2945-112-11-008	1.52 acres
11	2323 N. 7th Street	St. Mary's Business Office (formerly Primary Care Partners)	2945-111-00-107	0.79 acres
12	2339 N. 7th Street	Vacant Lot	2945-111-01-002	0.15 acres
13	2356 N. 7th Street	Vacant Lot	2945-111-02-004	0.14 acres
Total Acreage				51.57 acres

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Building Coverage

The following chart includes building expansion numbers as known existing in the 3rd quarter of 2016. Reference page 18 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	20.53	894,287	306,032	34%
2	9.00	392,040	59,766	15%
3	11.60	505,296	14,123	3%
4	0.40	17,424	120	1%
5	4.25	185,130	62,948	34%
6	1.00	43,560	41,075	94%
8	1.65	71,874	8,149	11%
9	0.54	23,522	5,671	24%
10	1.52	66,211	14,214	21%
11	0.79	34,412	19,899	46%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	527,997	24%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

The following chart includes FAR numbers as known existing in the 3rd quarter of 2016. Reference page 18 for Parcel Map information.

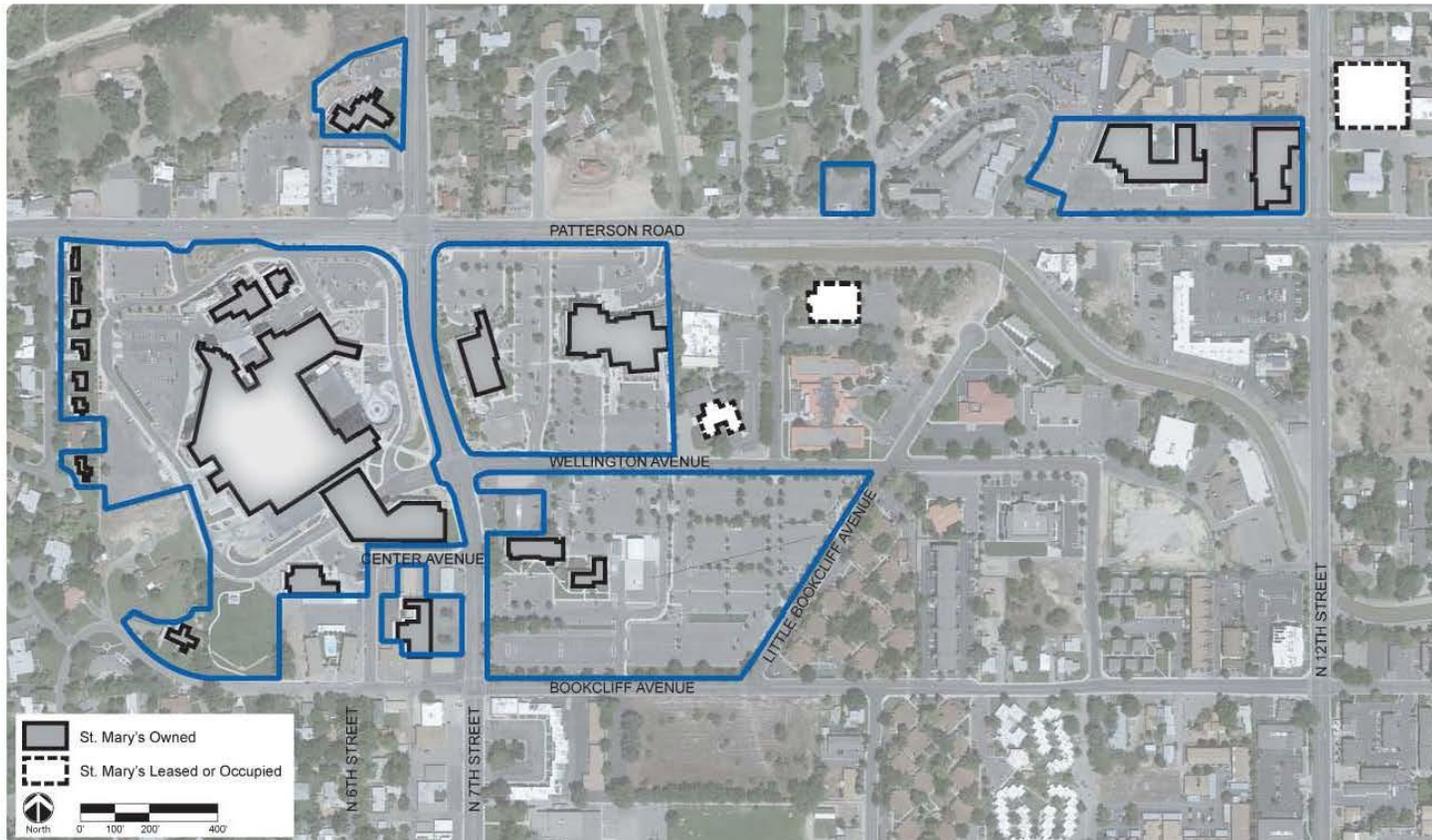
Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	20.53	894,287	1,019,254	114%
2	9.00	392,040	140,000	36%
3	11.60	505,296	16,777	3%
4	0.40	17,424	108	1%
5	4.25	185,130	87,731	47%
6	1.00	43,560	-	0%
8	1.65	71,874	6,672	9%
9	0.54	23,522	3,092	13%
10	1.52	66,211	5,671	9%
11	0.79	34,412	19,899	58%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	1,299,203	57%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

4. The Current Situation and Inventory of Sites

Occupied St. Mary's Buildings

Existing campus buildings owned by St. Mary's are illustrated on the following map. Also shown are nearby, off-campus based offices and office condominiums partially owned by St. Mary's or leased/occupied.



5
**Master Plan
2017**



5. Master Plan 2017

Like most hospitals built more than sixty years ago, St Mary's has experienced many additions as demand grew and needs changed. Growth has been significant throughout the Grand Valley and is expected to continue into the future. The population growth has brought significant increase in patient activity at St. Mary's and has had a direct impact on the future expansion plans in this document.

St. Mary's serves patients from all over the United States, most are residence of Western Colorado and Southeast Utah. Although the majority live in Mesa County, St Mary's must take into account residents of these other areas as it plans for the future. St. Mary's patient distribution shows that the hospital serves as the regional referral center and is the only tertiary care hospital between Denver and Salt Lake City.

Master Plan 2017

Preparing to Meet the Challenges of the Next Five Years:

As the deadline for Master Plan 2017 was approaching, St Mary's began planning for the next phase of activity on the campus. It was determined there was a need for projects to be implemented to continue to meet the needs of the community and Staff. Reference page 28 for additional information and page 45 for building massing. The following projects are the goals for development over the next five years:

Cardiac Center of Excellence – Renovation and New Construction

Located in/off of 1985 building, northwest corner of main campus Construction is anticipated to begin in 2017/2018.

The Cardiac Center of Excellence (CCE) includes relocated existing departments, renovation and new construction in the existing 1985 building on the northwest corner of the main campus. The cardiac program will be moved from Level 1 down to the new CCE on the Main Level (ground level) relocating the Cardiac Short Stay, Cardiac Testing, and Cath Labs 1, 2 and 3 and related support areas (offices, storage, staff lockers and gowning space, etc.). Programs currently existing on the Main Level (Nuclear Medicine, Cardiac Outpatient Rehab, Wound Care, Hyperbaric Medicine and miscellaneous offices) will be relocated and/or renovated as a part of the CCE. The project will consist of the following:

Renovation/Demolition

- Main Level 10,000 SF
- Level 1 24,000 SF

New Construction

- Main Level 20,000 SF
- Level 1 20,000 SF

The Cardiac Center of Excellence addition will require changes to the existing parking lot. There will be a new patient drop-off provided, reconfiguration of existing parking and a modification to the loading dock vehicle access. It is anticipated there will be approximately 40-60 parking space removed due to the new addition. The campus has an excess of parking so this quantity loss will not require replacement. Relocation of storm sewer, sanitary sewer and potential dry utility lines are also anticipated. Site modifications will include regrading, repaving and drainage improvements. Landscape upgrades are anticipated in the disturbed areas and any new parking islands.

5. Master Plan 2017

Hybrid Operating Room – Addition

A Hybrid OR is larger size than other ORs to house more advanced equipment. This will be located at southwest corner of Surgery Department. Construction is anticipated to begin in 2017/2018

The Hybrid OR addition involves an expansion to the Surgery department on Level 1. The addition will be located on the southwest corner of the existing Surgery department and will include a Hybrid OR, supporting program including a control room, an equipment room, and associated Sterile Storage space. There will also be design and construction accommodating future additional operating rooms in this same addition. The addition is expected to maintain the ED drop-off and parking on the Main Level below. The project will consist of the following:

- New Construction**
- Level 1 14,000SF

Laboratory and Pharmacy Master Plan Study – Future Addition and Relocation

This is located at the northeast corner of main hospital, near the 1949 and 1959 building’s – Main Level and Level 1. The construction is anticipated within 5 years but an actual date is not yet determined.

The Laboratory and Pharmacy relocations and addition are identified as the next priority after the Cardiac Center project. One master plan study located the future pharmacy on the Main Level infilling space between wings of the 1949 and 1959 buildings. Above this location is the study’s future Laboratory located on Level 1, infilling space between wings of the 1949 and 1959 buildings, expanding across the drive and including demolition or incorporation of the existing St. Mary’s Education Annex building. Both the Pharmacy and the Laboratory are being considered as a future design and construction work in an effort to accommodate a

move toward automated equipment, processing and work flows and a need for additional square feet.

There will be a need to provide some supportive site work at the time of this addition.

- New Construction**
- Pharmacy study**
- Main Level 13,000 SF

- Laboratory study**
- Level 1 – 38,000 SF

Electrical Infrastructure Upgrades

Located throughout 1949, 1959, 1968, 1973, 1985, 1994 buildings. Construction is expected to begin in 2017.

The facility Electrical Infrastructure Upgrades work includes extensive assessment of the existing systems and condition of equipment, routing, panels, etc. The construction involved in these upgrades includes a new

mechanical room space located by the 1985 building on the Level 2 roof and the existing mechanical room. This additional room will house the Main Electrical Room, the Emergency Electrical Room and all associated equipment and routing and be fed from the Central Utility Plant. Renovation of existing space (below the new mechanical room) on Level 1 is included in this scope to house the Sub-Distribution Electrical Room and associated equipment. This room will distribute power from the Main Electrical Room to three designated portions for the building.

The scope of this job also includes assessing and providing rerouting/ organization or contingency plans for existing end-of-life equipment and existing routing and panels.

- Mechanical Room Addition**
- 4,000 SF
- Sub-Distribution Room**
- Level 12,000 SF

5. Master Plan 2017

Miscellaneous routing and infrastructure work

- Unknown SF

Miscellaneous Interior Renovations and Equipment Upgrades

St. Mary's is often in design or renovation of existing interior spaces in the main hospital and in other buildings on campus. Equipment needs to be upgraded (this sometimes requires modifications to the space the equipment is located within or near, too).

Advance Medical Pavilion Miscellaneous Interior Renovations

Located in the northeast corner of the Advance Medical Pavilion Building on Level 2.

MRI Equipment Replacement 1,000 SF internal work with ~1,000 SF of rooftop equipment and membrane

upgrades associated with the equipment replacement work described below. This will include installation of equipment through the exterior wall to the east and minor landscape replacement after installation. A barrier will be added on the north exterior wall to discourage pedestrians from approaching the building in this location for safety.

RF and Digital X-Ray Equipment Replacement

Located in the center of the Advanced Medical Pavilion Building on Level 2.

Scope includes ~1,500 SF of interior renovation for the equipment replacement in two imaging rooms on Level 2 of the Advanced Medical Pavilion. This work may include structural assessment and upgrade and therefore access from the ceiling grid in the space below. There will be no exterior renovation involved in this work.

Various Demolition and Additions Mentioned

St. Mary's is often in design or renovation of existing interior spaces and is considering the following projects within the 5 year Master Plan pending additional funding.

Retail Pharmacy considered at front entrance (#1)

**Demolition of Farrell Building
Demolition of 2323 North 7th**

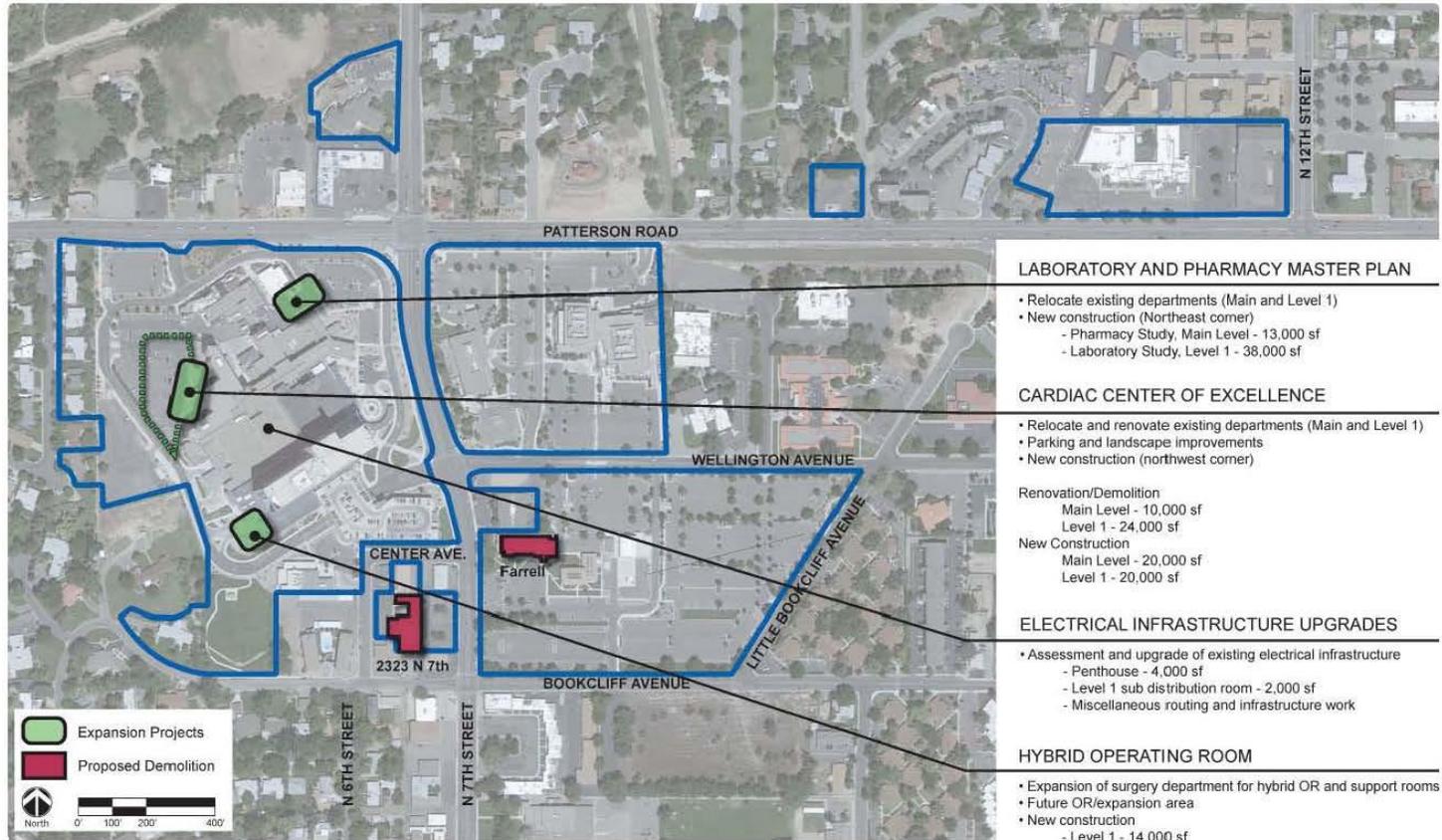
Master Plan 2017 Public Outreach

To assure that area residents were updated to our recent accomplishments and our Master Plan 2017 proposed projects, St Mary's held a neighborhood meeting on September 1, 2016. The setting was an open house format where residents could come at their leisure and view the concept plans and speak to staff and consultants regarding the individual projects. Attendance

consisted of approximately 25 people. The issues that the hospital's neighbors raised and the graphic presentations shown at the meeting are included in the Appendix of this document.

A copy of the presentation that St. Mary's made at the neighborhood meeting is appended to this document.

5. Master Plan 2017



St. Mary's Hospital and Medical Center 2017 Master Plan Projects

5. Master Plan 2017

Parking

Providing adequate parking was a major focus of Master Plans 2000 and 2005/06. In 2000, we identified an immediate shortage of 300 parking spaces that were forecast to worsen as the hospital served and employed more people. The proposed solution was multi-faceted and involved adding surface parking on the east campus and a 404-space parking garage on the west campus. Because the surface parking was designated primarily for employees, the Hospital sought—and received—a variance to the City’s requirement that employee parking spaces be within 1,000 feet of the entrance to the Hospital. In total, St. Mary’s has added nearly 900 parking spaces to accommodate employees, physicians, patients, visitors, vendors, and volunteers since 2000.

The map on the following page shows the location of 2,277 spaces on St. Mary’s main campus. As Master Plan 2017 was being developed, we revisited the parking demand

completed in 2011 to make sure the new city requirements and existing spaces would meet future demand. As the positive variance shows, St. Mary’s will not need additional parking spaces as part of the Master Plan 2017. Some parking will be removed as a result of building expansion and those numbers are reflected in the 2018 parking year on the following chart. At the time of this Master Plan, the proposed building remodel and expansions will only result in 27 additional full time employees (FTEs).

Additionally most employees park to the south and east of 7th and Wellington Street. The ultimate goal is for the employee parking protocol to require all employees to park there, including, nighttime staff.

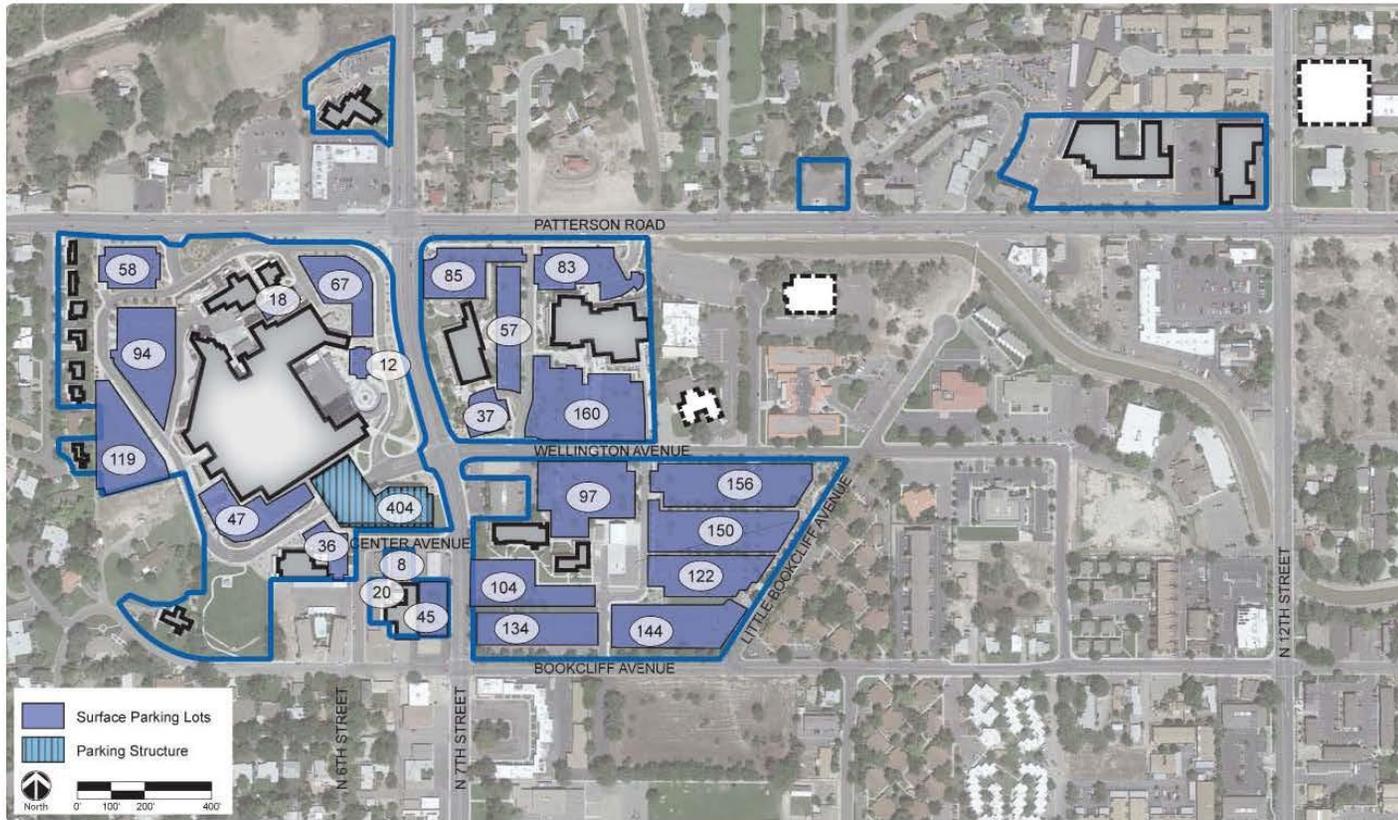
Excluded from this assessment are 20 new spaces north of the main campus that were added at Rose Hill Hospitality House and 80 employee spaces in the “ATM lot” at 12th and Patterson.

Traffic Analysis

We were required, as part of Master Plan 2005, to provide a traffic study to evaluate the impact of the new hospital addition on vehicular traffic surrounding the campus. That analysis was submitted and approved following the implementation of two new Patterson Road right-turn lanes in place—the right-turn lane to St. Mary’s Patterson Road entrance, and the right-turn lane for Patterson eastbound to southbound 7th Street.

Because St. Mary’s is not proposing any major changes to the campus in the next five years, the City did not require a new traffic analysis for Master Plan 2011. The changes anticipated in the Master Plan 2017 are also determined not to require an additional traffic analysis.

5. Master Plan 2017



St. Mary's Hospital and Medical Center Parking

Map depicts the location and quantity of individual parking lots on campus.

5. Master Plan 2017

		2017		2018		2019		2020		2021		2022	
PARKING (reference page 30 for parking lot locations)		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand	
Hospital	1 space per 2 beds ⁽¹⁾	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150
	1 space per 1 employee	791	791	791	791	791	791	791	791	791	791	791	791
Farrell ⁽²⁾	1 space per 400 sf	9,126 sf	23	9,126 sf	23	-	-	-	-	-	-	-	-
Madden	1 space per 400 sf	7,600 sf	19										
Marillac Clinic	1 space per 250 sf	17,000 sf	68										
Medical Office Building (MOB)	Med Office Space: 1 space per 250 sf	41,146 sf	165										
	Office Space: 1 space per 400 sf	3,854 sf	10										
Annex ⁽³⁾	0 spaces per 400 sf	5,600 sf	-										
Advanced Medicine Pavilion ⁽⁴⁾	Med Office Space: 1 space per 250 sf	92,741 sf	370										
	Office Space: 1 space per 400 sf	15,259 sf	38										
Grand Valley Surgery Center & Dialysis	1 space per 250 sf	32,000 sf	128										
Totals	Total Demand	1,762		1,762		1,739		1,739		1,739		1,739	
	Total Supply	2,277		2,277		2,277		2,277		2,277		2,277	
	Excess Parking	515		515		538		538		538		538	

Footnotes

- (1) Reflects number of staffed beds
- (2) Assuming Farrell and 2323 N 7th are Demolished by 2019
- (3) Annex is for internal use only and therefore requires no additional parking spaces
- (4) The Advanced Medicine Pavilion is 108,000 total sf

5. Master Plan 2017

Open Space and Urban Trails

St. Mary's has long supported the city's urban trails program. Master Plan 2000 accomplished a number of projects that improved safety for bike riders and for pedestrians in and around the Hospital's campus. St. Mary's site layout supports the circumnavigation of the site by patients and visitors to promote a pedestrian friendly campus environment. Access to public mass transit Grand Valley Transit (GVT) is accommodated at two stops on the campus for staff and clients. GVT provides both regular and para-transit options to the SMH campus. To relieve traffic along the Patterson Road corridor SMH provides GVT passes to staff which also offsets parking needs on campus. As the campus density increases SMH will analyze the development of additional parking on campus against increased utilization of public transit. Future planning at SMH will continue to acknowledge all forms of access and circulation (pedestrian, bike, vehicular, public transit) planning in relation to current

federal regulations and applicable codes as adopted by state / local officials. In addition, St. Mary's has continued to maintain St. Mary's Park at the southwest corner of the campus for the enjoyment of area residents and employees.

Drainage and Storm Water Management

The increase in the amount of developed hard surface acreage on the east and west campuses that occurred as part of Master Plan 2000 required a substantial increase in storm water management capabilities. Those needs were met by a combination of an upgrade to the surface detention basin in St. Mary's Park and construction of two underground detention systems on the east campus. An amendment to Master Plan 2000 called for constructing new underground storm water detention facilities in St. Mary's Park which was completed in 2006.

The surface detention basin located in St. Mary's Park was determined

to be inadequate to accommodate the needs of the west campus on completion of the Century Project. However, underground detention satisfied the requirements for detention, and at the same time, provided dual use of the site—initially, for contractor staging during construction as well as storm water detention, and finally, for an improved park surface for recreation in addition to underground detention. The engineering studies for the underground detention concluded that underground detention was the preferred solution.

Per the Final Drainage Report, unless we develop more than 1 acre of impervious surface we will not be required to add additional detention. The Master Plan 2017 will not trigger a need for additional drainage or storm water management.

Utilities

St. Mary's, together with the City of Grand Junction, reinstalled all major utilities underground along 7th

Street, from Patterson Road to Center Avenue, and along Patterson Road, from Mira Vista Road to 7th Street. This resulted in new utility piping and conduit for water, sanitary sewer, storm sewer, power, cable TV and telephone. In addition, it created a cleaner, more attractive environment along Patterson Road and 7th Street, and it has provided a safer site for both pedestrians and vehicles.

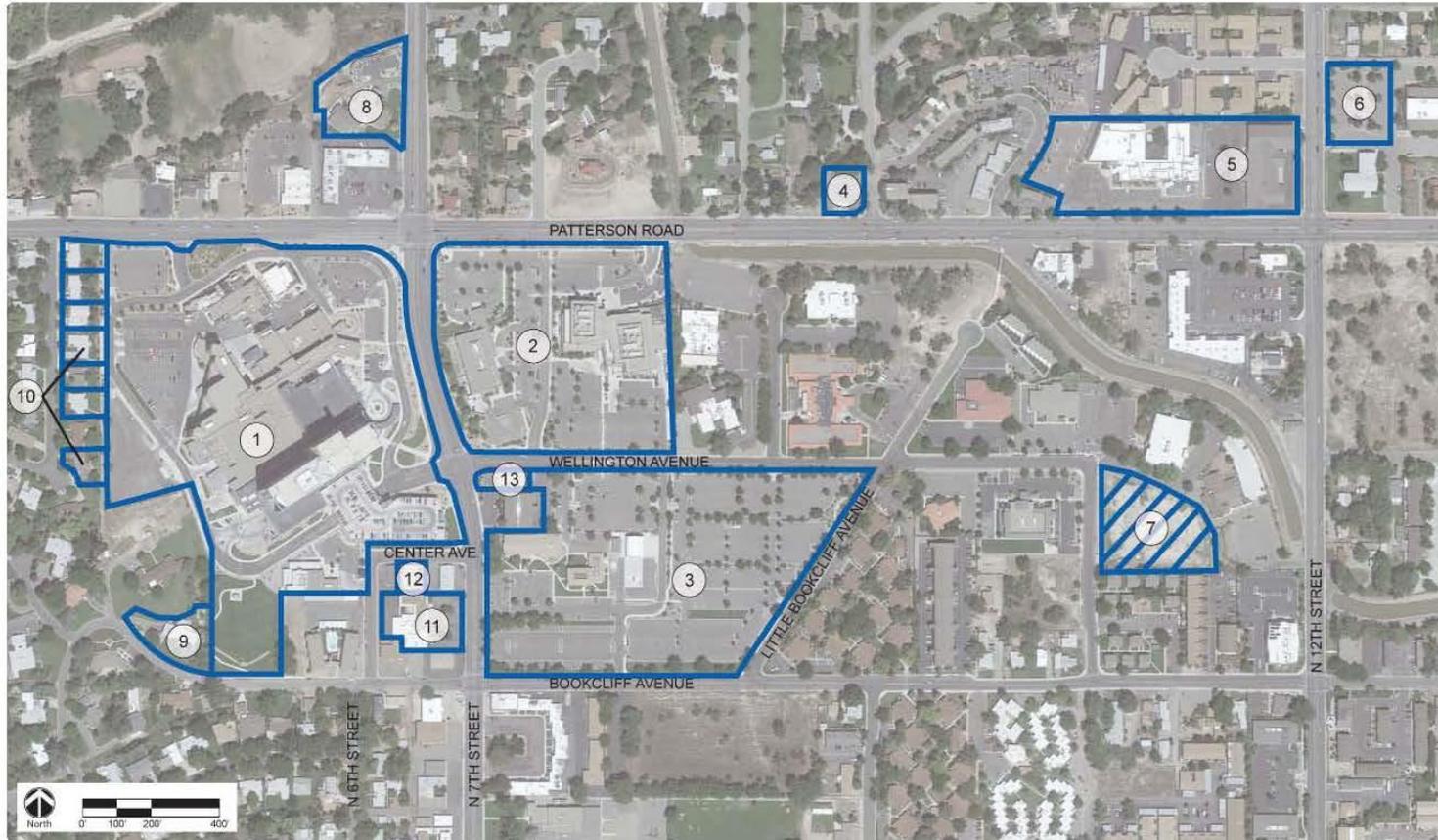
As part of Master Plan 2005, St. Mary's made significant upgrades to its central utility plant, adding new boilers and chillers and emergency generators. These upgrades allowed St. Mary's to increase its capacity as well as provide for necessary redundancy for critical hospital equipment. This upgrade also allowed for future expansion of the Hospital's physical plant on the existing site.

The Century Project provided domestic water (both City and Ute), fire protection water (City) and power services from new distribution hubs in both the upgraded central plant and in the hospital. We looped the site with

both domestic water piping and fire protection water piping and provided new fire hydrants as prescribed by the Grand Junction Fire Department. We installed a new underground storm water detention system beneath the surface of St. Mary's Park, providing for both increased storm water capacity and for a reconstructed, more people-friendly park. As part of the Century Project, St. Mary's also constructed a new utility tunnel on site, allowing underground transport for major utilities (steam, chilled water, normal and emergency power, and medical gases) from the central utility plant to the new addition.

The only utility changes anticipated as part of the Master Plan 2017 include and update to the main hospital electrical infrastructure upgrades and the relocation of the sanitary sewer and storm line due to the Cardiac Center of Excellence addition.

5. Master Plan 2017



St. Mary's Hospital and Medical Center Parcel Map

Parcel 7, as shown in the previous master plans, was sold and is shown as hatched.

5. Master Plan 2017

Master Plan 2017
Building Coverage

Note that Master Plan 2017 anticipates minor changes in site coverage for St. Mary’s campuses.

There is no independent building construction proposed for any of the 12 parcels. Some parcels will include building expansion as described within the Master Plan 2017 section. The following chart indicates the Master Plan 2017 site coverage. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Master Plan 2017 Site Coverage	% of Existing Site
1	20.53	894,287	364,032	40%
2	9.00	392,040	59,766	15%
3	11.60	505,296	14,123	3%
4	0.40	17,424	120	1%
5	4.25	185,130	62,948	34%
6	1.00	43,560	41,075	94%
8	1.65	71,874	8,149	11%
9	0.54	23,522	5,671	24%
10	1.52	66,211	14,214	21%
11	0.79	34,412	19,899	46%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	585,997	26%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

5. Master Plan 2017

Master Plan 2017
Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

Note that an increase of density is proposed as part of Master Plan 2017 and is described within the section. St Mary's anticipates an additional 105,000 sf of building on the west campus. The following chart indicates Master Plan 2017 FAR. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Master Plan 2017 Bldg Fix Area (in sf)	Floor Area Ratio as %
1	20.53	894,287	1,124,254	126%
2	9.00	392,040	140,000	36%
3	11.60	505,296	16,777	3%
4	0.40	17,424	108	1%
5	4.25	185,130	87,731	47%
6	1.00	43,560	-	0%
8	1.65	71,874	6,672	9%
9	0.54	23,522	3,092	13%
10	1.52	66,211	5,671	9%
11	0.79	34,412	19,899	58%
12	0.15	6,534	-	0%
13	0.14	6,098	-	0%
Totals	51.57	2,246,389	1,404,204	63%

Parcel 7, as shown in the previous master plans, was sold and is no longer listed in this chart.

Planning Approvals ⁶



6. Planning Approvals

Throughout Master Plan 2000, St. Mary's requested approval for each work element from the Planning Commission as a final plan. As a result, we submitted over ten Final Plans for review by the Planning Commission. For Master Plan 2005, however, we requested that individual elements of the Plan be submitted and reviewed by the Planning Commission as part of a Preliminary Plan, and that the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff. This enabled St. Mary's to accomplish detailed planning for certain elements (for example, remodel design and construction) at the appropriate time, rather than all at once, at the outset of the project. This model will continue with the 2017 Master Plan with the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff.

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Concept Plan Drawings ⁷



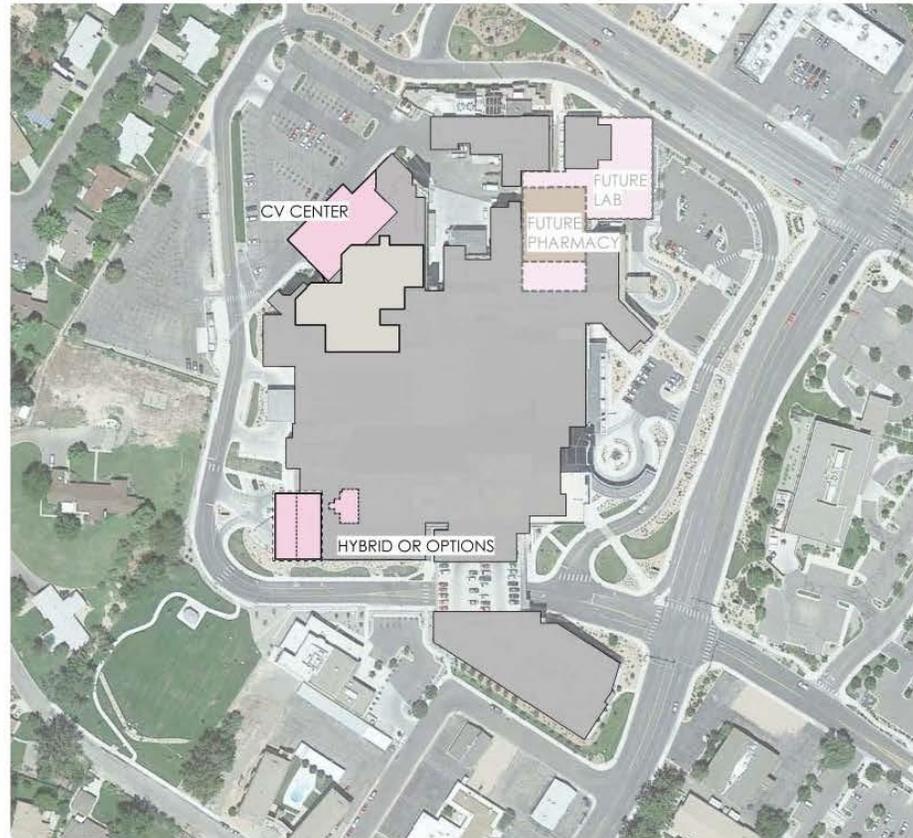
7. Concept Plan Drawings

Concept plan drawings are presented on the following pages beginning with a site plan showing the general locations of the expansions. We also have some massing diagrams that were shown to the neighborhoods.

7. Concept Plan Drawings

Master Plan 2017
Proposed Projects

This image depicted an initial planning effort based on optimal square foot needs and location of renovation/expansion.



Master Plan 2017 Proposed Projects

7. Concept Plan Drawings

Master Plan 2017
Proposed Projects

These images depict preliminary massing of potential expansion for both the Cardiac Center of Excellence and Hybrid Operating Room. This is not intended to represent architectural design.



St. Mary's Hospital and Medical Center Cardiac Center of Excellence



St. Mary's Hospital and Medical Center Hybrid Operating Room

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Summary ⁸



8. Summary

St. Mary's has now occupied all floors of the tower addition as was first noted as part of the Century Project more than six years ago. That project was the culmination of the hospital's long-term commitment to Grand Junction and to the entire service area. As hospitals in outlying areas add programs to serve their growing communities, St. Mary's has maintained its role as the area's premier regional medical center by adding the next higher level of service. The result is a diminishing number of service area residents who must travel great distances for health care.

This master plan update was approved in September of 2017 by the St. Mary's Board of Directors. Master Plan 2017 is a continuation of the five-year plans that were a collaborative process between the City and the Hospital. In developing the plan, St. Mary's acknowledges the generous support of the community as well as the helpful input from the City's planning staff, and respectfully seeks approval of this updated plan.



St. Mary's Hospital and Medical Center

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Appendix



Appendix

A neighborhood meeting was held on September 1, 2016 in an open house setting at the hospital's fifth floor Saccomanno Education Center conference room. 193 invitations were mailed out and approximately 25 neighbors attended. There were representatives from the hospital, the City and the consultant team. The format had two manned stations with boards describing the 5-year plans for work on the St Mary's Hospital and Medical Center main campus.

Copies of the presentation boards, attendance sheets, and neighborhood comments are included within this appendix. The following are some additional general comments/questions that were discussed at the individual stations with the responses after:

Responses from questions raised during the Neighborhood

Meeting include: September 1, 2016 related to the Master Site Plan

1. Are any of these projects going to happen for sure?

Answer: Some of these projects such as the demolition of some of the buildings might not happen during this five (5) year planning period. However, it is more than likely that the construction of the cardiovascular program, construction of the hybrid operating room, and some sort of expansion associated with either the lab or the pharmacy will happen over the next five years.

2. Will parking remain underneath the emergency department?

Answer: Yes the parking will remain under the emergency department. The hybrid operating room expansion actually takes place on the level above the emergency room and should not reduce any of the parking for the emergency room.

3. Is the hybrid used for trauma?

Answer: Yes the hybrid operating room can be used for trauma. However, it is predominately used for vascular and cardiac procedures where they use a combination of stents and open procedures to care for veins, arteries and components of the heart.

4. What will you do once you demolish the buildings?

Answer: We will demolish the building and just return them to landscaping as we have done on the southeast corner of 7th and Wellington and on the vacant lot within the mid-block of Center Street between 6th and 7th.

5. Will you have to close the street for demolition of the building south of St. Mary's?

Answer: The building south of St. Mary's that is planned for demolition is 2323 North 7th. That building is in the middle of the block. We don't anticipate having to close any streets but there will be an impact on traffic as they are doing the demolition.

Appendix

6. How long will the demolition of this building take?

Answer: We are not sure but we are not talking about a complex demolition. Previous demolitions have only taken a couple of days. This building might take a little longer.

7. What are the building services in these buildings that are being demolished?

Answer: 2323 North 7th is currently vacant and just used for storage. The Farrell building is currently being used for storage and for a computer training room. The computer lab will be replaced elsewhere on the campus.

8. Is there a sequence for these projects?

Answer: The first project we would like to commence is the expansion for the cardiovascular services and the hybrid operating services which we would like to commence construction in 2017. The Lab and Pharmacy will be towards the latter end of the five year period but no specific timeline is set. The demolition of 2323 North 7th Street and Farrell Building will probably take place later in the five year planning period as well.

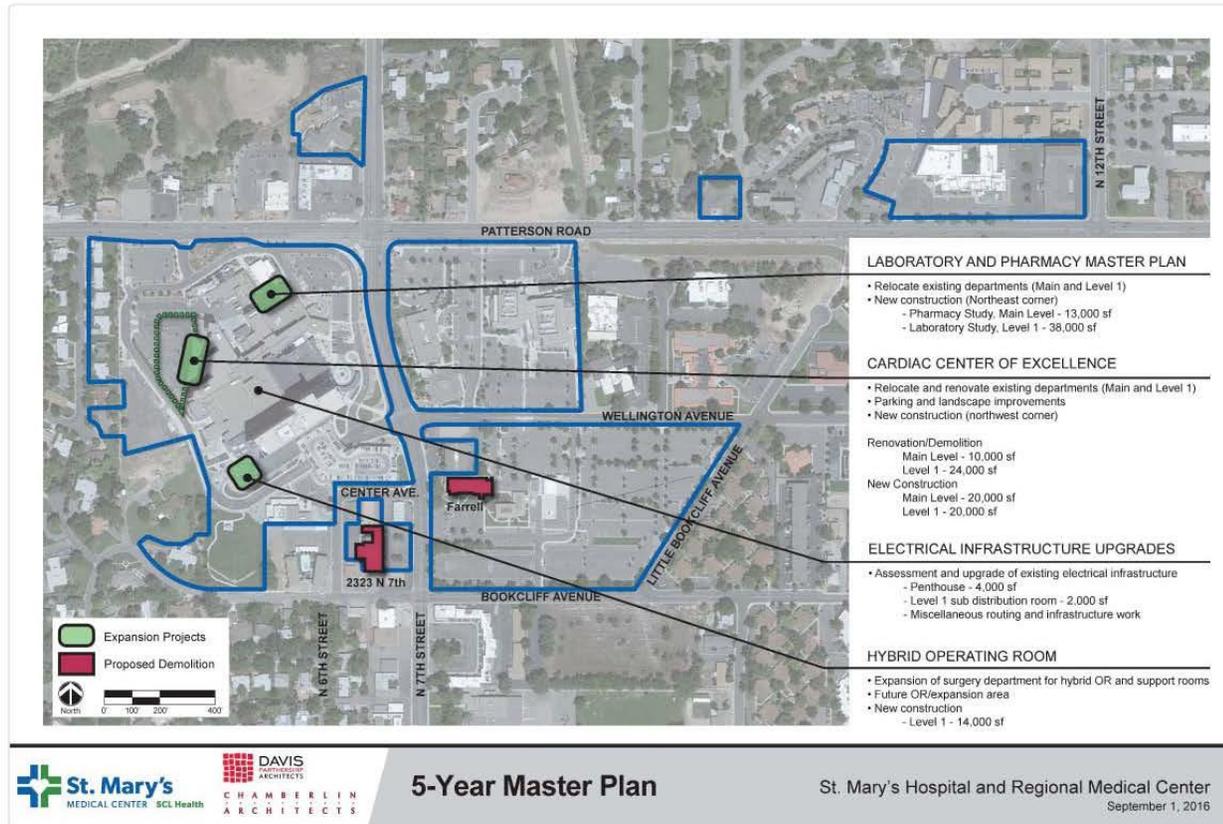
9. Will an addition be made to the parking structure?

Answer: The parking structure was not designed to go up any further so there is no opportunity for an addition to the parking structure.

10. Will you be expanding east of the pavilion?

Answer: At this time we have no plans to expand the building and/or campus east of its current boundary next to the Pavilion.

Appendix



Informational Board Presented at Sept. 1, 2016 Neighborhood Meeting

Appendix

CARDIAC CENTER OF EXCELLENCE

- Relocate and renovate existing departments (Main and Level 1)
- Parking and landscape improvements
- New construction (northwest corner)

Renovation/Demolition
 Main Level - 10,000 sf
 Level 1 - 24,000 sf
 New Construction
 Main Level - 20,000 sf
 Level 1 - 20,000 sf

HYBRID OPERATING ROOM

- Expansion of surgery department for hybrid OR and support rooms
- Future OR/expansion area
- New construction
 - Level 1 - 14,000 sf

5-Year Master Plan

St. Mary's Hospital and Regional Medical Center
 September 1, 2016

Informational Board Presented at Sept. 1, 2016 Neighborhood Meeting

Appendix

 <p style="text-align: center;">Neighborhood Meeting Thursday, September 1, 2016 5:30 pm Saccamanno Education Rm 1</p>		
Name (Print)	Address	Signature
Jim & Deb Spoorer	2352 21 st Street	<i>James Spoorer</i>
Kelly Morrison	590 Walnut	<i>Kelly Morrison</i>
Don Burkholder	540 Cedar Ave	<i>Don Burkholder</i>
Traci Duma	800 DeKan Way fruita	<i>Traci Duma</i>
Galina Olsen	510 Bookcliff Dr	<i>Galina Olsen</i>
Mae & Amy Acapua	402/406 Bookcliff #108	<i>Mae Acapua</i>
Richard Hurd	2352 N. 7th St suite D	<i>Richard Hurd</i>
Robert R. Orr	2700 G. Rd. 12A	<i>Robert Orr</i>
Richard/Wendy Schredl	2305 No. 7th	<i>Richard Schredl</i>
David Berry	530 Hall Ave	<i>David Berry</i>
Christine Case	580 Bookcliff #2	<i>Christine Case</i>
Gi/ Madison	2525 N. 8th	<i>Gi Madison</i>
Scott Peterson	CITY PLANNING	<i>Scott Peterson</i>
Samantha Swingle	580 Bookcliff Ave	<i>Samantha Swingle</i>

Attendance Sheets from Sept. 1, 2016 Neighborhood Meeting

 <p style="text-align: center;">Neighborhood Meeting Thursday, September 1, 2016 5:30 pm Saccamanno Education Rm 1</p>		
Name (Print)	Address	Signature
Jane Finclay	412 Bookcliff Dr	<i>Jane Finclay</i>
Glen Dean	2525 N. 8th Grand Junction Co	<i>Glen Dean</i>
Leanne Delaney	307 Bookcliff Ct	<i>Leanne Delaney</i>
Nicole Larson	346 Belaire	<i>Nicole Larson</i>
Angela Lema		<i>Angela Lema</i>
Bob Hawks	602 Bookcliff	<i>Bob Hawks</i>
Pam Wegner	300 Cedar Ct.	<i>Pam Wegner</i>
John Wedcott	550 Cedar Ave	<i>John Wedcott</i>
Linda Jones	604 Walnut	<i>Linda Jones</i>

Appendix

St Mary's 2017 Master Plan
 Neighborhood Meeting - September 1, 2016, 5:30 PM



Attendee Name:	Kelly McGuire
Address:	590 Walnut
Phone/Email (optional)	McGuire_margreen@upkco.com
Comment / Concern:	<p>Parking/Traffic in Residential area South of hospital (6th Street, Cedar, Walnut)</p> <p>→ people are respectful, but street parking limited</p>

St Mary's 2017 Master Plan
 Neighborhood Meeting - September 1, 2016, 5:30 PM



Attendee Name:	Traci Douma
Address:	806 DeLeon Way Fritz (mailing)
Phone/Email (optional)	970.270.1800 traci.douma@academy mortgage.com
Comment / Concern:	<p>I own a couple condos behind the parking garage in Villa Del Oro (580 Brookcliff Ave) I am wondering if there is a contact person that is in charge of housing for travelling nurses or if there are any other housing needs that might benefit from my contact information?</p>

Neighborhood Comments from Sept. 1, 2016 Neighborhood Meeting

Attach 3



EXHIBIT LIST

**26 ROAD LLC – REZONE TO R-2, (RESIDENTIAL – 2 DU/AC)
FILE NO. RZN-2018-162**

Exhibit Item #	Description
1	Application dated March 19, 2018
2	Staff Report dated May 8, 2018
3	Public Correspondence Received as of April 30, 2018
4	Wegener Scarborough Younge & Hockensmith LLP letter dated April 30, 2018
5	Ordinance No. 4174
6	Staff Presentation dated May 8, 2018



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	<input type="text" value="Planned Development w/R-4 Default"/>	Existing Zoning	<input type="text" value="PD"/>
Proposed Land Use Designation	<input type="text" value="Residential (2 du/ac)"/>	Proposed Zoning	<input type="text" value="R-2"/>

Property Information

Site Location:	<input type="text" value="Between 26 Road, H 3/4 Road and 26 1/2 Road"/>	Site Acreage:	<input type="text" value="Approximately 151 acres"/>
Site Tax No(s):	<input type="text" value="2701-262-00-585"/>	Site Zoning:	<input type="text" value="PD"/>
Project Description:	<input type="text" value="Rezone to R-2"/>		

Property Owner Information

Name:	<input type="text" value="26 Road, LLC"/>
Street Address:	<input type="text" value="710 South 15th Street"/>
City/State/Zip:	<input type="text" value="Grand Junction 81501"/>
Business Phone #:	<input type="text" value="(970) 242-8134"/>
E-Mail:	<input type="text" value="alan@parkersons.com"/>
Fax #:	<input type="text" value="(970) 242-8977"/>
Contact Person:	<input type="text" value="Alan Parkerson"/>
Contact Phone #:	<input type="text" value="(970) 250-1257"/>

Applicant Information

Name:	<input type="text" value="26 Road, LLC"/>
Street Address:	<input type="text" value="710 South 15th Street"/>
City/State/Zip:	<input type="text" value="Grand Junction 81501"/>
Business Phone #:	<input type="text" value="(970) 242-8134"/>
E-Mail:	<input type="text" value="alan@parkersons.com"/>
Fax #:	<input type="text" value="(970) 242-8977"/>
Contact Person:	<input type="text" value="Alan Parkerson"/>
Contact Phone #:	<input type="text" value="(970) 250-1257"/>

Representative Information

Name:	<input type="text" value="Vortex Engineering, Inc."/>
Street Address:	<input type="text" value="2394 Patterson Road"/>
City/State/Zip:	<input type="text" value="Grand Junction 81505"/>
Business Phone #:	<input type="text" value="(970) 245-9051"/>
E-Mail:	<input type="text" value="rjones@vortexeng.us"/>
Fax #:	<input type="text" value="(970) 245-7639"/>
Contact Person:	<input type="text" value="Robert W. Jones II"/>
Contact Phone #:	<input type="text" value="(970) 245-9051"/>

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Date:

Signature of Legal Property Owner: Date:

BK 3889 PG 92

①
914136

2 PAGE DOCUMENT

2251593 BK 3889 PG 92-93
05/03/2005 12:57 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee \$800.00

WARRANTY DEED

GRANTOR(S) Carol A. Murphy, Lenna M. Watson and Linda M. Siedow
whose legal address is 778 26 1/2 Road, Grand Junction, Colorado 81506 of the
County of Mesa and State of Colorado

for the consideration of Eight Million and no/100 (\$8,000,000.00) DOLLARS, in hand paid, hereby sells and conveys
to 26 Road, LLC, a Colorado limited liability company, Grantee(s) whose legal address is 710 South 15th Street,
Grand Junction, Colorado 81501 in the County of Mesa and State of Colorado, the following real
property in the County of Mesa and State of Colorado, to wit:

The South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 26,
Township 1 North, Range 1 West, of the Ute Meridian;
EXCEPT the North 40 feet of the Southeast Quarter of the Northwest Quarter of said Section;
ALSO EXCEPT the East 30 feet of the Southeast Quarter of the Northwest Quarter and of the
Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section;
ALSO EXCEPT the East 40 feet of the Southeast Quarter of the Northeast Quarter of the Southwest
Quarter of said Section;
ALSO EXCEPT beginning at a point which bears North 89 '52' West 188 feet from the Northeast
Corner of the Southeast Quarter of the Northwest Quarter of the said Section 26;
thence North 89'52' West 1,043.6 feet;
thence South 248.7 feet;
thence South 89'52' East 1,043.6 feet;
thence North 248.7 feet to the point of beginning.

also known by street and number as: vacant land, Grand Junction, Colorado 81506
assessor's schedule or parcel number: 2701-262-00-579, 2701-262-00-580 and 2701-262-00-581
with all its appurtenances, and warrants the title to the same, subject to 2005 general real estate taxes due and payable in 2006
and subsequent years; also subject to the exceptions listed on Exhibit A attached hereto and by reference incorporated herein;
and also subject to all encroachments and easements existing on the above-described real property, whether recorded or
unrecorded.

Signed this 2 day of May, 2005.

Carol A. Murphy
Carol A. Murphy

Lenna M. Watson
Lenna M. Watson

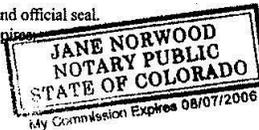
Linda M. Siedow
Linda M. Siedow

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 2nd day of May, 2005, by Carol A. Murphy,
Lenna M. Watson and Linda M. Siedow.

Witness my hand and official seal.
My commission expires



Jane Norwood
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

BK 3889 PG 93

EXHIBIT A

1. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded May 11, 1908 in Book 70 at Page 434.
2. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded May 11, 1908 in Book 70 at Page 434.
3. Right of way as may be necessary for canals, tunnels, telephone and transmission lines as granted in Subscription for Stock recorded March 5, 1908 in Book 130 at Page 66, affecting N½ SW¼ Sec. 26.
4. Right of way as may be necessary for canals, tunnels, telephone and transmission lines as granted in Subscription for Stock recorded March 16, 1908 in Book 130 at Page 121 affecting W½ SW¼ NW¼ Sec. 26.
5. Right of way as may be necessary for canals, tunnels, telephone and transmission lines as granted in Subscription for Stock recorded October 20, 1908 in Book 130 at Page 182 affecting E½ SW¼ NW¼ Sec. 26.
6. Right of way as may be necessary for canals, tunnels, telephone and transmission lines as granted in Subscription for Stock recorded November 1, 1944 in Book 336 at Page 33 affecting S½ NW¼ Sec. 26.
7. Right of way, whether in fee or easement only, as granted to Ute Water Conservancy District by instrument recorded November 12, 1981 in Book 1342 at Page 320, as set forth on the sheet attached hereto.
8. Agreement, including the terms, conditions, stipulations and obligations thereof, recorded February 16, 1983 in Book 1415 at Page 726, as set forth on the sheet attached hereto.
9. Right of way for the Saccomanno Ditch No. 1 as disclosed in Agreement recorded February 16, 1983 in Book 1415 at Page 726.
10. Right of way, whether in fee or easement only, as granted to Grand Valley Rural Power Lines, Inc. by instrument recorded December 3, 1986 in Book 1616 at Page 314, as set forth on the sheet attached hereto.
11. Any right of way for Rice Wash.
12. Power of Attorney, including the terms and conditions thereof, recorded August 19, 1994 in Book 2093 at Page 796, as set forth on the sheet attached hereto.
13. Notice of Exercise of Right-of-Way, including the terms, conditions, stipulations and obligations thereof, recorded December 8, 1997 in Book 2383 at Page 644, as set forth on the sheet attached hereto.
14. Road on the West as declared to be a Public Highway by order of the Board of County Commissioners of Mesa County, Colorado dated March 11, 1890 and recorded August 7, 1957 in Book 714 at Page 521.



**General Project Report
For
26 Road LLC Rezone
Grand Junction, CO**

Date: March 19, 2018

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
970-245-9051
VEI# F17-006

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Rezone from PD (Planned Development with R4 default)
to R2 (Residential, 2 du/ac)

Owner: 26 Road LLC
710 S. 15th Street
Grand Junction, CO 81501-4612

Property Address: Between 26 Road, H $\frac{3}{4}$ Road, 26 $\frac{1}{2}$ Road
Grand Junction, CO 81506

Tax Schedule No: 2701-262-00-585

1. Project Intent

This request is made to rezone approximately 151 acres from PD (Planned Development with R4 default zone) to R2 (Residential 2 du/ac), which supports the Comprehensive Plan's goal for ordered and balanced growth. The owner's intent is to rezone the subject property in anticipation of future residential development substantially similar to the previously approved Preliminary Plan for Weeminuche Estates subdivision.

2. Project Background and Description

The site is located north of H Road, between 26 Road and 26 ½ Road. The subject property was annexed into the City of Grand Junction on April 5, 1995 as part of the Pomona Park Annexation by Ordinance No. 2825.

The City subsequently adopted Ordinance No. 2842 on May 3, 1995, which adopted the following zoning for the subject property: PR (with a density equivalent to RSF-2).

The subject property retained the PR zoning until a request to rezone was submitted by the applicant as part of the Weeminuche Estates development application. The subject property was rezoned from PR (with a density equivalent to RSF-2) PD (Planned Development with a default R4 zone) for the development of 362 dwelling units for the Weeminuche Estates Subdivision by Ordinance No. 4174 on January 16, 2008.

Initial zoning of the subject property took place prior to the adoption of the Comprehensive Plan. The Comprehensive Plan, a joint land use plan adopted by the City of Grand Junction and Mesa County government, was based on extensive public input. The Comprehensive Plan is a regional plan not only for the current city limits but also for the immediate vicinity of Grand Junction that may eventually be developed at urban densities. The planning process for the Comprehensive Plan was well underway during the time that the subject property was rezoned to PD (with R4 default zone) and likely informed the discussion about needed housing in the Grand Junction market.

The Comprehensive Plan assumes that most built neighborhoods will continue to exist as they do today. These are "areas of stability." The land uses for the "areas of stability" remain virtually the same as they were in the previous City and County plans. On the Future Land Use map, most new growth will occur in "areas subject to change," which include: areas near and within Centers (shown on the Future Land Use map), vacant and undeveloped land, and underutilized land. These areas are not likely to remain as they are today. The vacant land will eventually be developed. (See Attachment A)

The subject property is identified by the Comprehensive Plan as an "area of change" which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. A Neighborhood Center is anticipated at the intersection of H and 26 ½ Roads. The Comprehensive Plan anticipates future residential development of the subject property which will provide needed housing and will support the anticipated Neighborhood Center.

The legal description of this site is:

S2NW4 & N2SW4 SEC 26 1N 1W UM EXC N 40FT OF SE4NW4 & EXC E 30FT SE4NW4 & NE4NE4SW4 & EXC E 40FT OF SE4NE4SW4 & EXC BEG N 89DEG52' W 188FT FR NE COR SE4NW4 SD SEC 26 N 89DEG52' W 1043.6FT S 248.7FT S 89DEG52' E 1043.6FT N 248.7FT TO BEG & ALSO EXC THAT PTN AS DESC IN B-4249 P-204 MESA CO RECDS - 150.36AC

3. Neighborhood Meeting

A Neighborhood Meeting will be held on Thursday, March 26, 2018 at 5:30 pm at the Canyon View Vineyard Church, located at 736 24 ½ Road, Grand Junction. The owner's representative will provide an overview of the rezone request from PD to R2. Scott Peterson, Senior Planner with the City of Grand Junction, will also attend the meeting to answer questions about the rezone review and approval process. A list of all those attending the meeting will be provided, as well as the primary issues of concern that were discussed during the meeting.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

4. Zoning and Surrounding Areas

The applicant is requesting a rezone from the current PD (Planned Development with R4 default zone) to the R2 (Residential, 2 du/ac) zone district. This request is consistent with, and supports, the Comprehensive Plan's Future Land Use Map classification of Residential Medium Low (RML, 2-4 du/ac).

Surrounding area zoning and land uses include:

- North – Mesa County PUD, AFT, RSF-4 with single family residential and agricultural uses
- South – R1 (Residential, 1 du/ac) with single family residential uses
- West – Mesa County AFT, with single family residential and agricultural uses
- East – Mesa County RSF-R, City of Grand Junction R4 (Residential, 2-4 du/ac) and R5 (Residential, 3-5 du/ac) with single family residential and agricultural uses

5. Utility Providers

Utility providers for the site are as follows:

- Sewer: City of Grand Junction/Persigo
- Water: Ute Water
- Irrigation water: Grand Valley Water Users Association
- Gas/Electric: Xcel/Grand Valley Power
- Cable: Spectrum

6. **Soils and Drainage**

Soil and drainage information will be submitted with the Preliminary Plan for the future residential subdivision as part of the development review process.

7. **Approval Criteria**

Section 21.02.080(d), **General Approval Criteria.** No permit may be approved unless all of the following criteria are satisfied:

- (1) Compliance with the Comprehensive Plan and any applicable adopted plan.

Response: The subject property is shown as Residential Medium Low (RML, 2-4 du/ac) on the Comprehensive Plan's Future Land Use Map. Property located to the south and east of this site is shown as Residential Medium Low and Residential Medium, which anticipates development with densities ranging from 2-4 du/ac and 4-8 du/ac respectively. Property located to the north and west is shown as Estate (1-3 ac) and is developed with single family residential and limited agricultural uses. These properties are located outside of the Persigo 201 Sewer Service Boundary and the Urban Development Boundary and will not develop with urban densities or services such as sewer and streets with sidewalks or street lighting. (See Attachment B)

The requested rezone to the R2 zone district will implement the Residential Medium Low land use classification and will develop at a density range between 2-4 du/ac with single family residential uses. Development with medium low density is required to achieve needed housing in the Grand Junction market.

The proposed development meets the following goal and policy of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

This criterion has been MET.

- (2) Compliance with this zoning and development code.

Response: The requested rezone to R2 supports the Comprehensive Plan's Future Land Use classification of Residential Medium Low (RML, 2-4 du/ac). Future development will comply with the provisions of Sec. 21.03, Zoning Districts; Sec. 21.04, Uses and Sec. 21.06, Development Standards of the Zoning and Development Code.

This criterion has been MET.

- (3) Conditions of any prior approvals.

Response: The Preliminary Plan and proposed phasing schedule for the previously approved Weeminuche Estates have expired. Because the plans and phasing schedule have expired, development can't proceed without submitting new plans for review and approval.

This criterion has been MET.

(4) Public facilities and utilities shall be available concurrent with the development.

Response: All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

This criterion has been MET.

(5) Received all applicable local, State and federal permits.

Response: All applicable local, state and federal permits shall be obtained.

This criterion has been MET.

Section 21.02.140(a), **Code amendment and rezoning.** Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: The subject property was zoned PD and completed the Preliminary Plan review process with City Council granting approval of the plans on January 29, 2008. Both the PD zone and the Preliminary Plans were found to be consistent with the Comprehensive Plan's Future Land Use Map and the Zoning and Development Code. At the time of approval, the local and national economy slowed and there was no longer a market or available financing for the construction and sale of single family homes. The developer postponed development hoping that the market would improve. Unfortunately, approval of the Preliminary Plans and the phasing schedule expired during the time the local market improved enough for development to proceed. The original premise and findings which led to the approval of the PD zone and Preliminary Plans have not been invalidated; therefore this criterion is not applicable.

This criterion has been MET.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character and/or condition of the area have seen increased growth and development since the time of the PD zoning and approval of the Preliminary Plans on January 29,

2008. There has been an increase in the construction of single family homes to the west. A new single family subdivision known as Freedom Heights is currently under construction to the south. A stub street was provided by the Freedom Heights subdivision to the subject property in anticipation of future development. The Summer Hill Subdivision, located to the east, has developed additional phases in 2015 and 2016.

The requested rezone to R2 will further the goals and policies of the Comprehensive Plan by providing for medium low density development in an area with shopping and services to support the new development.

This criterion has been MET.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development.

This criterion has been MET.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: There are very few vacant lots available for home construction within a mile of the subject property. Most neighborhoods are built out with the exception of the later phases of the Summer Hill subdivision. The nearest property with the potential to development is located at the southeast corner of I-70 and 26 Road. There is an inadequate supply of suitable designated land available in this part of the community, particularly in the area of the proposed Neighborhood Center at H Road and 26 ½ Road.

This criterion has been MET.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The requested rezone seeks to simplify the current zone district from a Planned Development zone to the R2 zone. Typically a Planned Development zone district contains deviations from the straight zone districts of the Zoning and Development Code. The deviations may involve reduced building setbacks, lot sizes or other variations of the bulk development standards or allowable uses. There is no way to know what the deviations are for each PD zone without reading each individual Planned Development ordinance. This can be a frustrating experience for the public who wish to understand how a property with PD zoning will develop.

The subject property was previously zoned PD with an R4 default zone, and included several deviations from the standard bulk development standards. To simplify the zoning and subsequent development of the property, the owner wishes to rezone to the R2 zone district. This makes development of the property more predictable for both the public and the owner because there are no deviations to consider. The allowable uses and development standards for the R2 zone are clearly provided in the Zoning and Development Code. The development parameters of the R2 zone district can easily be accessed by the public online or in the City Planning Department offices.

The community will derive benefit from the rezone by bringing predictability to the development process because allowed uses and development standards are clearly identified for the R2 zone district in the Zoning and Development Code. The public will not have to spend time researching and investigating the specific standards and deviations of a Planned Development zoning.

This criterion has been MET.

8. Development Schedule

It is anticipated that the request to rezone will be reviewed and scheduled for Planning Commission recommendation to City Council in approximately 4-6 weeks. City Council consideration is anticipated to be scheduled the following month. Submittal of the Preliminary Plans will be made in the near future.

9. Conclusion

The request to rezone from PD (Planned Development with R4 default zone) to R2 (Residential, 2 du/ac) supports the Comprehensive Plan's Future Land Use Map classification of Residential Medium Low (2-4 du/ac). The property is identified by the Comprehensive Plan as an "area of change" which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. The property is expected to develop in a residential manner consistent with the R2 zone allowable uses and density. Future development will provide needed housing and support the Neighborhood Center identified on the Comprehensive Plan's Future Land Use Map at the corner of H and 26 ½ Roads.

If approved, the rezone to R2 will be more predictable for the general public when the subject property develops and will provide needed housing for the community.

10. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained

herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

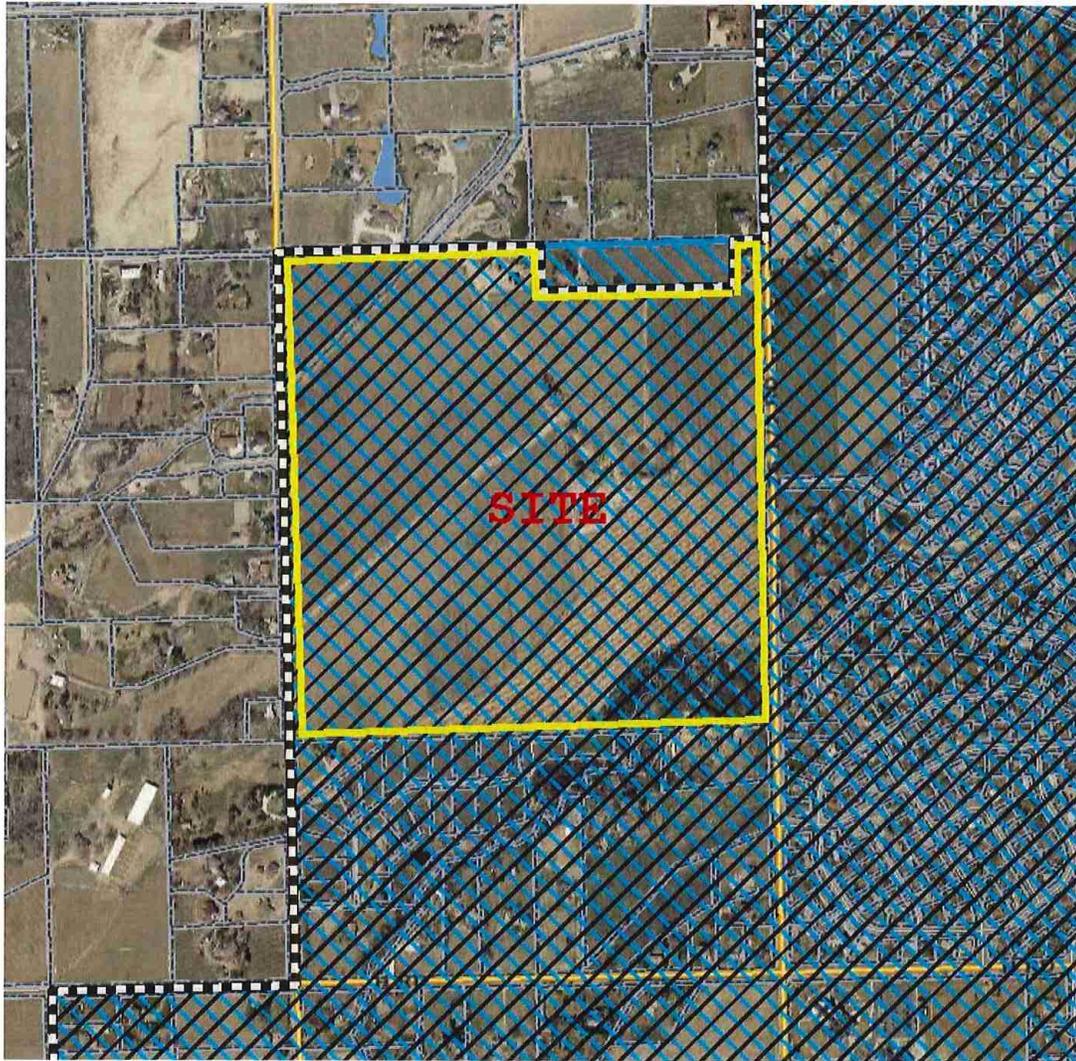
ATTACHMENT "A"

LOCATION MAP



ATTACHMENT "B"

201 Sewer Service Boundary Map (Black Area)
Urban Development Boundary Map (Blue Area)



LEGAL DESCRIPTION

A parcel of land situate in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S 1/2 NW 1/4 to the NW 1/16 corner of said Section 26;
 thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner;
 thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H 3/4 Road as recorded in Book 2139 at Page 647;
 thence N89°52'41"E a distance of 85.80 feet along said south line;
 thence S00°15'15"E a distance of 208.66 feet;
 thence N89°54'37"E a distance of 1043.64 feet;
 thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line;
 thence N89°52'41"E a distance of 157.63 feet along said south line;
 thence S00°02'15"W a distance of 1279.71 feet running parallel with and 30.00 feet west of the east line of said S 1/2 NW 1/4;
 thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.00 feet west of the east line of said N 1/2 SW 1/4;
 thence S89°55'07"W a distance of 10.00 feet;
 thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N 1/2 SW 1/4;
 thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses:
 1.) S85°55'46"W a distance of 246.52 feet 2.) N00°01'56"E a distance of 15.00 feet
 3.) S86°59'39"W a distance of 23.87 feet 4.) S89°07'14"W a distance of 22.44 feet
 5.) S88°22'07"W a distance of 196.46 feet 5.) S13°27'26"W a distance of 16.70 feet to the south line of said N 1/2 SW 1/4;
 thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26;
 thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26;
 thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.
 Said parcel contains 151.18 acres more or less.



March 28, 2018

City of Grand Junction
 Scott Peterson, Senior Planner
 250 N. 5th Street
 Grand Junction, CO 81501

RE: Neighborhood Meeting - Rezone
 26 Road, LLC
 Date: Thursday, March 26, 2018
 Time: 5:30 p.m. – 6:30 p.m.
 Location: Canyon View Vineyard Church

Dear Mr. Peterson:

On Monday, March 26, 2018, a Neighborhood Meeting was held from 5:30 – 6:30 pm at the Canyon View Vineyard Church for the proposed 26 Road, LLC rezone. An overview of the proposed rezone to R2 was presented by Robert W. Jones, II of Vortex Engineering, Inc., followed by questions from the neighborhood residents.

The meeting was well attended with approximately seventy-eight residents at the meeting. Comments and concern were voiced during the meeting. Six (6) written comments were received and are attached.

The following is a synopsis of the questions posed by the neighborhood residents:

- What’s changed since the last application was submitted?
- Why are we going through this process again, Why the rezone?
- What is the advantage of going from PD to R2 zone?
- When will the rezoning hearing be held; will everyone on tonight’s sign in sheet be notified?
- If and when the developer submits an application for a subdivision will we be notified?
- What about infrastructure – sewer, streets, fire department?
- How many homes will the R2 zone allow for on 150 acres? Density?
- Words don’t mean anything anymore. Why can’t the City get the developers word in writing?
- Why is the developer not being held to the Saccomano Ordinance?
- Has there been any conversation of a R1 zone?
- Why did the property owner pull the last application?
- Can we get a count of those in favor of the rezone and those opposed to the rezone?
- If “Complete Streets” policy is adopted, would sidewalks and bike lanes be required?
- What will the impact of traffic be on the existing roads?
- Is the developer local and does he sit on the Planning Commission?
- Why doesn’t the developer come to the meeting and speak to us?

Robert W. Jones, II, with Vortex Engineering, Inc., stated that the property is currently zoned PD (Planned Development) and we are submitting for a straight R2 zone. The R2 zone is at the lower end of land designation and will allow for up to 303 homes. Robert also stated, that to his knowledge, there hasn’t been any conversation regarding R1 zone.

Scott Peterson, Senior Planner with the City of Grand Junction, was there to provide information and answer questions specific to City Policies and Procedures. Scott explained that the current zoning has expired/lapsed and any new plan requires a rezone and/or a new plan. He went on to explain that the difference between a PD and R2 zone. There are public hearings and an opportunity to appeal the outcome with a rezone. Scott Peterson stated that the hearing dates will be set by the City and only those that fall within the neighboring notification area, as defined by City ordinance, will receive a notification; that will be the same residences that received a notification for this meeting. He also stated that another neighborhood meeting would be required with a subdivision application. In response to concerns regarding sewer, street, fire department, etc., Scott stated that the plans will be reviewed by utilities companies and they will in-turn submit their comments to the City.

Lisa Cox, with Vortex Engineering, Inc., provided the history of the Future Land Use maps that were set up for the resident's to review during the meeting. She explained that the Comprehensive Plan, which is the City of Grand Junction and Mesa County's long range plan, designates parcels with a range of densities that are implemented by various zone districts. She correlated the colors of the map with the implementing zone districts. She went on to explain that the property is within the City and 201 Boundary and will utilize City sewer and the property to the west which is located outside of the 201 Boundary, is rural and will have septic systems. She stated that the R2 zone application is consistent with the vision of the city. Lisa added that the Comprehensive Plan was completed in 2010 with amendments since then to keep it current. The City is looking to update the plan next year and the public will have an opportunity to provide their concerns and suggestions.

Paul Jagim, City Transportation Engineer, was present and stated that it's hard to say what the traffic impact would be, but spoke to the numbers from the analysis of the previous plan that was withdrawn. He spoke to city traffic counts and city projections with a development like this. He stated that the impacts are not on the roads while you're traveling, but at the intersections.

At 6:32 p.m. Robert W. Jones, II thanked those who attended the neighborhood meeting and shared their concerns. The meeting was then closed.

Upon your review of the meeting notes, should you have any questions or amendments, please do not hesitate to contact me at 970-245-9051.

Sincerely,



Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

Cc: File

**26 Road, LLC
Neighborhood Meeting Sign In Sheet**

	Full Name (Printed)	Address	City	Zip
1	Cynthia Hernandez	DO NOT SUPPORT REZONE! 2648 H 31A ROAD	GJ	81506
2	Tom/Monica Pederson	856 Grand Vista Way	GJ	"
3	W. J. Housington	2633 NEW ORCHARD CT	GJ	"
4	Su Joffeion	2658 I Rd	GJ	81506
5	Nancy + Les Bortnoch	2654A Summer Crest	GJ	81506
6	David & Iris Kuhn	892 Overlook Rd	GJ	81506
7	Naaman Moorehouse	2625 Foxglove Ct.	G.J.	81506
8	Linda Kramer	120 W. Park Dr.	GJ	81505
9	IAN WARREN	26 22 H Road	GJ	81506
10	Barbara Durkop	808 Tahiti Dr.	G.J.	81506
11	Joan Lowe	822 COUNTRY LN	GJ	81506
12	WESLEY LOWE	822 COUNTRY LN	GJ	81506
13	John Monosmith	880 GRAND VISTA WAY	GJ	81506
14	Dick & Diane Gagliotti	2679 Summer Hill Ct	GJ	81506
15	SANDY HOTARA	871 GRAND VISTA WAY	GJ	81506
16	Joseph & Jill Brennan	2611 Vista Way	GJ	81506

26 Road, LLC
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
17	BARBARA HARTSHORN	875 Summer Bend Ct	GJ	81506
18	Richard Conkle	828 Bermuda Ct	GJ	81506
19	Barbara Conkle	828 Bermuda Ct	G	81506
20	Mancia Lackey	2672 Summer Hill Ct	GJ	81506
21	Scott Pearson	CITY PLANNING	GJ	81506
22	MIKE AGEY	2677 Carolina Dr		
23	JOHN FELICIANO	882-26 ROAD	G.J.	81506
24	Ajune Colosimo	2618 H Rd (very anti)	GJ	81506
25	Jan Colosimo	2618 H. Rd	G.J.	81506
26	Linda Sours	887 Summer Breeze Pt.	GJ	81506
27	Donna Miller	2673 Summer Hill Ct.	GJ	81506
28	Jim & Karen Suffin	835 26 Rd	GJ	81506
29	Hamilton & Lisa MacGregor	837 26 Rd	GJ	81506
30	Kristin Heumann	809 Freedom Wy	GJ	
31	MICHAEL STANL	2599 KAYSON CT.	GJ	81505
	Wylie Miller	Freedom Heights	GJ	81506
	STANLEY & JOE RAMONDO	867 26 RD CT	GJ	81506

26 Road, LLC
 Neighborhood Meeting Sign In Sheet
 Do NOT Support!

	Full Name (Printed)	Address	City	Zip
32	Richard G. Warren	2622 H Rd	GJd	81506
33	EENE + DIAN ADAMIRE	826 26 1/2 Road	E. Jet.	81506
34	Jellie Bursi	852 G.V Way	GJ	81506
35	Don + Earlene Hickman	2624 H 3/4 Br	GJ	81506
36	HAROLD + Cindy FOSTER	2630 H 3/4 Rd	G.J.	81506
37	Mike + Karen Daly	2664 Brook Ct	G. J.	81506
38	Craig + Elizabeth Robillard	848 Summer Sage Ct	G J	81506
39	Jane FOSTER	2681 Summer Hill Ct	GJT	81506
40	Don Meister	2654 Paradise Drive	GJ	81506
41	Carol Scott	823 26 Rd.	GJ	81506
42	Bill Scott	823 26 Rd	GJ	81506
43	Dona Ramsey	1918 Barberry Ct. sp. Valley	Cel.	81506
44	JIM MANVER	2704 Canyon Ct.	GJ	81506
45	Gerry + Carol Impkink	2690 Continental Dr.	GJ	81506
46	Mark Gardner	2612 H 3/4		
47	Reggy Cherry	846 Summer Sage Ct	G.J.	81506

26 Road, LLC
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
48	Arnett Medill	2627 H 3/4 RD	Grand Junction	81506
49	TERRY & JOANNE JAMES	2670 FOXEN CT	GJ	81506
50	Nigel Bibler	824 26 Rd	GJ	81506
51	Dill Beaudoin	875 Summer Hoop Ct	GJ	81506
52	R. Beegley	Paradise Ct	GJ	81506
53	Glenn + Cindy Kempers	819 26 1/2 Rd	GJ	81506
54	Cory + Jacqueline Anderson	2606 Liberty Lane	GJ	81506
55	Ramundo	920 Vista Ct.	GJ	81506
56	Mark Kejraska	774 24 1/2 Rd	Grand Jct	81505
57	Jared Meyer	2595 Keyden Ct.	GJ	81505
58	Tony & Gretchen Blackford	2670 Brush Ct	GJ	81506
59				
60				
61				
62				
63				

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

Please Respect Sacamano plan -
2 houses per acre
your plan has to much density
and will not be very safe traffic
wise. ~~on~~ once the land is gone it's
gone you never get it back - please
be honest and don't try to slight everyone
Karin & Mike Baker

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

This meeting was purely a con job
to attempt to pass something that failed
last year.

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

Once public access areas, streets, wetlands, etc, are removed from the total acreage that will be used for homes, the resulting density will be much more than the neighborhood now has -

Also, ~~H~~Rd, 26 Rd, 26 1/2 Rd and overpasses on those streets are already narrow and cannot safely accommodate more traffic.

d

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

1. Do not support the Rezone!
2. City should live up to the ordinance that was agreed to.
3. City should expand and improve 26 + 26 1/2 BEFORE ANY devel.
4. Rezone + subdivision does not blend with existing small acreages.
5. Devalues existing homes.

Comment Sheet
Neighborhood Meeting - 26 Road, LLC - Rezone
Monday, March 26, 2018

This density was already rejected by the @
Planning Com because of traffic + safety
so why is it being considered again

Breman
VISTA way

Comment Sheet
Neighborhood Meeting - 26 Road, LLC - Rezone
Monday, March 26, 2018

Go back & look at
original sacamano plan.
It should still be legal.
Be honest, This shouldn't be
about \$\$\$, how about quality
of life? Monica Peterson

City of Grand Junction Review Comments	
Date: April 20, 2018	Comment Round No. 1
Project Name: 26 Road LLC Rezone	Page No. 1 of 4
Project Location: Between 26 & 26 ½ Roads, south of H ¾ Road	File No: RZN-2018-162
Check appropriate <input checked="" type="checkbox"/> if comments were mailed, emailed, and/or picked up.	
<input type="checkbox"/> Property Owner(s): 26 Road LLC – Attn: Allen Parkerson	
<input type="checkbox"/> Mailing Address: 710 S. 15 th Street, Grand Junction, CO 81501	
<input checked="" type="checkbox"/> Email: N1323D@msn.com	Telephone: (970) 242-8134
<input type="checkbox"/> Date Picked Up: _____	Signature: _____
Representative(s): Vortex Engineering Inc. – Attn: Robert Jones II	
<input type="checkbox"/> Mailing Address: 2394 Patterson Road, Suite 201, Grand Junction, CO 81505	
<input checked="" type="checkbox"/> Email: rjones@vortexeng.us	Telephone: (970) 245-9051
<input type="checkbox"/> Date Picked Up: _____	Signature: _____
Developer(s):	
<input type="checkbox"/> Mailing Address:	
<input type="checkbox"/> Email:	Telephone:
<input type="checkbox"/> Date Picked Up: _____	Signature: _____
CITY CONTACTS	
Project Manager: Scott D. Peterson, Senior Planner	
Email: scottp@gjcity.org	Telephone: (970) 244-1447
Dev. Engineer: Rick Dorris	
Email: rickdo@gjcity.org	Telephone: (970) 256-4034

City of Grand Junction REQUIREMENTS

(with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from PD (Planned Development) to R-2 (Residential – 2 du/ac) in anticipation of future residential development. Single-family detached homes are an “Allowed” land use within the proposed R-2 zone district. Existing property is 151.18 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the property as Residential Medium Low (2 – 4 du/ac). No additional response required.

Applicant's Response:

Document Reference:

2. Public Correspondence Received:

As of this date, City Project Manager has received five (5) emails and one (1) letter from the public concerning the proposed application. I have included these attachments for the applicant's information and file.

Applicant's Response:

Document Reference:

3. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. Project Manager will **tentatively** schedule application(s) for the following public hearing schedule:

- a. Planning Commission review of request: May 8, 2018.
- b. First Reading of request by City Council: May 16, 2018.
- c. Second Reading of request by City Council: June 6, 2018.

Please plan on attending the May 8th Planning Commission meeting and the June 6th City Council Meeting. The May 16th meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the May 8th and June 6th meetings begin at 6:00 PM at City Hall in the Council Chambers. If applicant and representative are unable to attend the meeting dates as described, please contact City Project Manager for later available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

CITY SURVEYOR – Peter Krick – peterk@gjcity.org (970) 256-4003

No comments at this time.

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT – Mike Gazdak – mikega@gjcity.org (970) 549-5854

The Fire Department has no objections to the request to rezone from PD R-4 to Residential R-2.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Grand Valley Water Users

Contact Name: Kevin Conrad

Email / Telephone Number: office@gvwua.com (970) 242-5065

Grand Valley Water Users have no objection to the proposed rezone. When the new development gets to the planning stages we will still need to be involved and we will also need to enter into a Development Services Agreement with the developer.

Applicant's Response:

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections.

Applicant's Response:

Review Agency: Grand Junction Regional Airport

Contact Name: Eric Trinklein

Email / Telephone Number: etrinklein@gjairport.com (970) 248-8597

This proposal is located outside the Airport Critical Zone and outside the 65dB noise contour. However, any residential development should consider noise based on location to the Airport. Most likely, FAA would not be able to provide noise mitigation for any development of this project.

Please have the applicant submit a 7460 with FAA. Further information for this process can be found at the following address:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

Please follow all the guidelines on the website to determine the next appropriate step.

Applicant's Response:

Review Agency: Grand Valley Power

Contact Name: Steve Don

Email / Telephone Number: sdon@gvp.org (970) 242-0040

1. The project is in the Grand Valley Power (GVP) service area.
2. Three-phase power is available for this project, along 26 ½ Road. Off-site power-line, construction or improvement will be required at 26 Road, H ¾ Road, and 26 ½ Road.
3. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.

Applicant's Response:

Review Agency: Mesa County Engineering

Contact Name: Dana Brosig

Email / Telephone Number: dana.brosig@mesacounty.us (970) 255-5035

No Comment.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections at this time.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense

and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. City Development Engineer
2. Regional Transportation Planning Office (RTPO)

The following Review Agencies have not responded as of the comment due date.

1. City Transportation Engineer
2. Senior City Staff Attorney

The Petitioner is required to submit electronic responses, labeled as "Response to Comments" for the following agencies:

1. N/A. Application will proceed to public hearing schedule.

Date due: N/A.

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date



Exhibit 2

PLANNING COMMISSION AGENDA ITEM

Project Name: 26 Road LLC Rezone from PD (Planned Development) to R-2 (Residential – 2 du/ac).

Applicant: 26 Road LLC, Owner

Representative: Vortex Engineering Inc., Robert Jones II

Address: Between 26 & 26 ½ Roads, south of H ¾ Road

Zoning: Planned Development (PD)

Staff: Scott D. Peterson

File No. RZN-2018-162

Date: May 8, 2018

I. SUBJECT:

Consider a request for a Rezone from PD (Planned Development) to R-2 (Residential – 2 du/ac) for 151.18 acres located between 26 Road and 26 1/2 Road, south of H 3/4 Road and north of H Road.

II. EXECUTIVE SUMMARY:

The Applicant, 26 Road LLC, is requesting a rezone from Planned Development (PD) to R-2 (Residential – 2 du/ac) in anticipation of future residential subdivision development. A Preliminary Development Plan (n/k/a Outline Development Plan (ODP) approved in 2008 has lapsed and the Applicant has requested the property be rezoned R-2 from Planned Development (PD) as approved with Ordinance 4174. The Property is currently vacant, unplatted land and contains 151.18 acres, located between 26 Road and 26 ½ Road, south of H ¾ Road. The requested R-2 zoning is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac).

III. BACKGROUND OR DETAILED INFORMATION:

The subject property is currently vacant, un-platted land located between 26 Road and 26 ½ Road, south of H ¾ Road and is currently zoned PD (Planned Development). A previously approved (2008) plan for the property, for a 362-dwelling unit/lot project has lapsed. In May 2017, the owner applied for a Planned Development zone district with a default zone of R-2 (Residential – 2 du/ac) proposing 303 lots or 2.00 dwelling units per acre; however on September 26, 2017, the Planning Commission recommended denial of that application. The request was withdrawn by the Applicant prior to City Council review and decision.

The Property was annexed in 1995 with a PR-2 zoning but without a specific plan; instead the property was generally planned to locate higher density toward the eastern edge and lower density toward the western edge of the Property.

The property was annexed into the City as part of the Pomona Park Annexation. Zoning of the annexed area was established May 1995 by Ordinance 2842.

The 1995 annexation and zoning agreement (with the Saccomanno Girls Trust) was not a development agreement; it did not dictate specific bulk standards; neither did it require a specific effective density for the development of the property nor did it obligate the development of the property in any manner (other than as Planned Residential with an approximate density of 2 du/a.) The agreement was simply for zoning which existed on the property for over 12 years. Neither the annexation agreement nor Ordinance 2842 restricted the City Council or the property owner from rezoning the property.

As of May 2, 2005 the property was owned by Carol Murphy, Lenna Watson and Linda Siedow. Mrs. Murphy, Mrs. Watson and Mrs. Siedow conveyed the property on May 2, 2005 to 26 Road LLC, a Colorado limited liability company. There were no zoning or development contingencies stated in the deed. The 26 Road LLC owned the property over a year and a half before the amendment to Ordinance 2842 was considered and approved by City Council on January 16, 2008.

In 2008 a preliminary development plan amending the PR-2 zoning was approved. After extensive staff review, City staff found and recommended to City Council that the development plan complied with the applicable density restrictions because the applicant applied under §3.6 of the Zoning and Development Code (Code), for a 20% density bonus and because the plan proposed clustered development. The approved density of the 2008 plan was 2.39 du/ac.

After the 2008 approval of Ordinance 4174 the project has been dormant and has now lapsed according to § 21.02.150(f) Code. Because of the lapse of the 2008 PD and the fact that the 1995 PR-2 had no specifically defined development requirements or characteristics, the property presently exists as a "planned zone without a plan" and must be zoned as determined by the governing body, to conform to the Comprehensive Plan and current standards of the Code.

The current application to rezone to R-2 is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac). Although not required, the rezone is also consistent with the 1995 annexation. The requested zone of R-2, has no minimum density and allows up to a maximum density of 2 dwelling units per acre. The R-2 zone district allows for detached single-family, two-family dwellings as well as civic uses. The request at this time is only for zoning and is not requesting a review of a specific subdivision plan, lot layout, lot size or other subdivision design characteristics, which if the zoning is approved would be in accordance with the Code. The requested density of R-2 is at the lower range of that prescribed by the Comprehensive Plan.

Adjacent properties to the north and west are not in the City limits and are also located outside of the Persigo 201 sewer boundary as well as outside of the adopted Urban Growth Boundary. The properties are zoned County AFT (Agricultural, Forestry &

Transitional) that allows up to 1 dwelling unit per 5 to 35 acres, RSF-E (Residential Single Family – Estate) that allows up to 1 dwelling unit per 1 to 3 acres and PUD (Planned Unit Development) that have been developed at densities ranging from 1 dwelling unit per 4 acres. Properties to the south and east are inside the City limits and zoned R-1 (Residential – 1 du/ac), R-4 (Residential – 4 du/ac) and R-5 (Residential – 5 du/ac). Also to the east is a 27.46-acre property that is located in the County and zoned RSF-R (Residential Single Family – Rural).

IV. NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Rezone was held on March 26, 2018. The Applicant’s representative and City Planning staff were in attendance along with 75 interested people. Comments and concerns expressed by the attendees included the proposed density for the rezone, the Saccomanno Girls Trust Agreement, and increased traffic on existing road networks and capacity. City staff has received written comments on the proposed rezone, which are attached.

Notice was completed according to §21.02.080 (g) of the City’s Zoning and Development Code. Mailed notice in the form of notification cards was sent to surrounding property owners within 500 feet of the property on March 28, 2018. The property was posted with an “application pending sign” on April 2, 2018 and notice of the public hearing was published May 1, 2018 in the Grand Junction Sentinel.

V. ANALYSIS

Pursuant to §21.02.140 (a) requests for a Rezone shall demonstrate conformance with the following:

- (1) Subsequent events have invalidated the original premises and findings; and/or

The existing zoning district for this property is Planned Development. The property is zoned PD with the findings in 2008 when the plan was approved that it satisfied the criteria of the Code, was consistent with the purpose and intent of the Growth Plan and that it achieved long-term community benefits. Though the previous plan approvals have lapsed because development did not occur on the approved schedule, staff finds the original premise and findings associated with the prior PD approval continue to be valid. Staff therefore finds this criterion to be inapplicable as the same or similar premises exist to support the application to an R-2 as it existed to support the prior approval.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and/or condition of the area has not changed since the previous zoning of this property as Planned Development in 2008. The area has seen a new single-family residential subdivision called Freedom Heights that

commenced developed in 2016. The Freedom Heights subdivision is of lower density (.88 dwelling units per acre) but is generally consistent with the residential character and condition of the area. Other developments in the area include the Summer Hill Subdivision that exists further to the east but has been developing since approval in 1999 and has added additional filings in 2015 and 2016 at a density of 2.31 dwelling units to the acre overall for the subdivision. The existing Grand Vista Subdivision to the east was developed in 2002 and has an overall residential density of 2.90 dwelling units to the acre. The Paradise Hills Subdivision directly abutting the property was developed 1970s to the east is zoned R-4 and developed at a density consistent with its zoning.

The Applicant is requesting to rezone the property to two (2) dwelling units per acre from a planned zone for the same or similar density, which are at the lowest range for the allowable density as identified with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The area has not changed significantly in character or condition since the 2008 plan approval. Staff therefore finds this criterion to be inapplicable as the same or similar character and/or condition exist to support the application to an R-2, as existed to support the prior approval.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

For purposes of evaluating this criteria staff looked at “public and community facilities” as public infrastructure including utilities and transportation as well as fire and EMS services. In addition, staff looked at commercial centers and other service type facilities such as hospitals and commercial centers.

Utilities. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power (electric) and Xcel Energy (natural gas).

Transportation. Both the City and County, through the adoption of the Comprehensive Plan, have planned for this property to develop as a residential subdivision with a density ranging between two (2) and four (4) dwelling units per acre. This planned development will impact roadways and specific intersections in the area; however, the City has planned for these impacts and has several policy documents including the City’s 5-year CIP (Capital Improvements Plan), Urban Trails Master Plan, and 2040 Regional Transportation Plan that have recognized the need for both vehicular and active transportation improvements in the area with or without

development of the property. The City's Transportation Capacity Payment (TCP) ordinance provides, that a developer does not have direct obligations, other than payment of TCP fees, to improve any portion of the major roadway system. The Applicant will pay all owed TCP fees and the city has already begun planning additional safety and capacity improvements to roadways in the area.

Emergency Services and facilities. Fire and emergency medical facilities in this area are not currently meeting City targeted response times and as such, the City is currently in the planning stage to develop a temporary ambulance station followed by a permanent facility in the nearby area. As estimated by the Grand Junction Fire Department, residential development of this property will have little impact on current and future call volume (.04%) for emergency response and service. St. Mary's Hospital is located a little over two miles directly to the south on 26 ½ Road.

Commercial Centers and Services. The Horizon Drive commercial center includes general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. is located 2 miles from the property.

Staff finds the public and community facilities regarding utilities and access to services are or will be adequate to serve the type and scope for the future residential land use, therefore staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The property is a large undeveloped parcel that is adjacent to all existing utility infrastructure and is ready for development. The Applicant is requesting to rezone the property in order to develop a residential subdivision. Because of the lapse of the 2008 ODP, the request to rezone the property is necessary for development. Presently, the R-2 zone district only comprises 5% or 1,102 acres. of the total 22,039 acres within the City limits. There is only one (1.90-acre) parcel zoned R-2 proximate to this property with another small subdivision (less than 20 lots) just north of the interstate zoned R-2. The nearest significant pocket of R-2 development is located south of I-70 and greater than .6 miles away. Staff has found that there is an inadequate supply of R-2 zoned property in this area of the community and therefore finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will derive benefits from rezoning the property; rezoning the property will allow development thus implementing the City/County adopted Comprehensive Plan; R-2 implements the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and is viewed by staff as compatible with existing zoning and densities in the area.

The community will also derive benefit through this rezone by ordered and balanced growth. The anticipated development, at an R-2 density, will further adopted community goals and conforming with the adopted Comprehensive plan and related goals is in the best interest of the community. Therefore, Staff has found this criterion has been met.

VII. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 26 Road, LLC Rezone (RZN-2018-162) a request to rezone from PD (Planned Development) to R-2 (Residential - 2 du/acre) for 151.18 acres, located between 26 Road and 26 1/2 Road, south of H 3/4 Road, the following findings of fact have been made:

1. The requested Rezone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

Therefore, Staff recommends approval of the request to rezone to R-2 (Residential – 2 du/acre).

VIII. SUGGESTED MOTION:

Madam Chairman, on the request to Rezone the 26 Road LLC property as presented in City file #RZN-2018-162, I move that the Planning Commission forward a recommendation of approval for a Rezone from PD (Planned Development) to R-2 (Residential - 2 du/acre) for 151.18 acres, located between 26 Road and 26 1/2 Road, south of H 3/4 Road and north of H Road with the findings of fact as listed in the staff report.

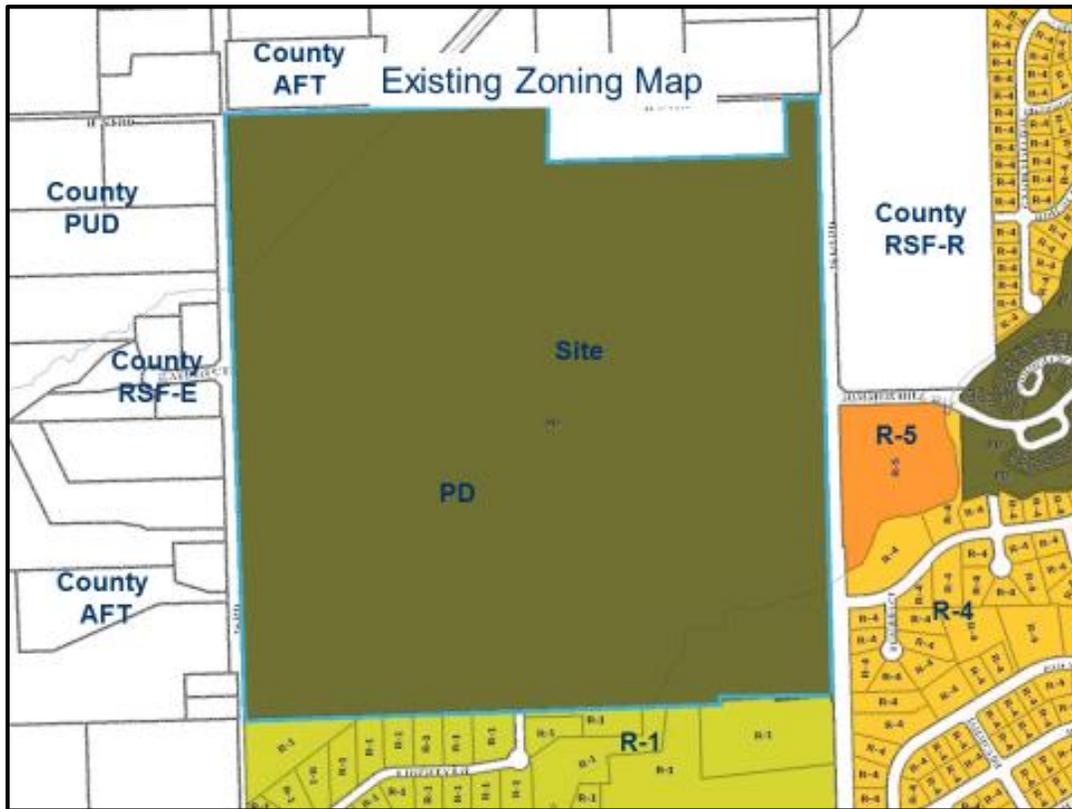
Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Google Map Image of Site









Google Map Image of Site and Surrounding Area

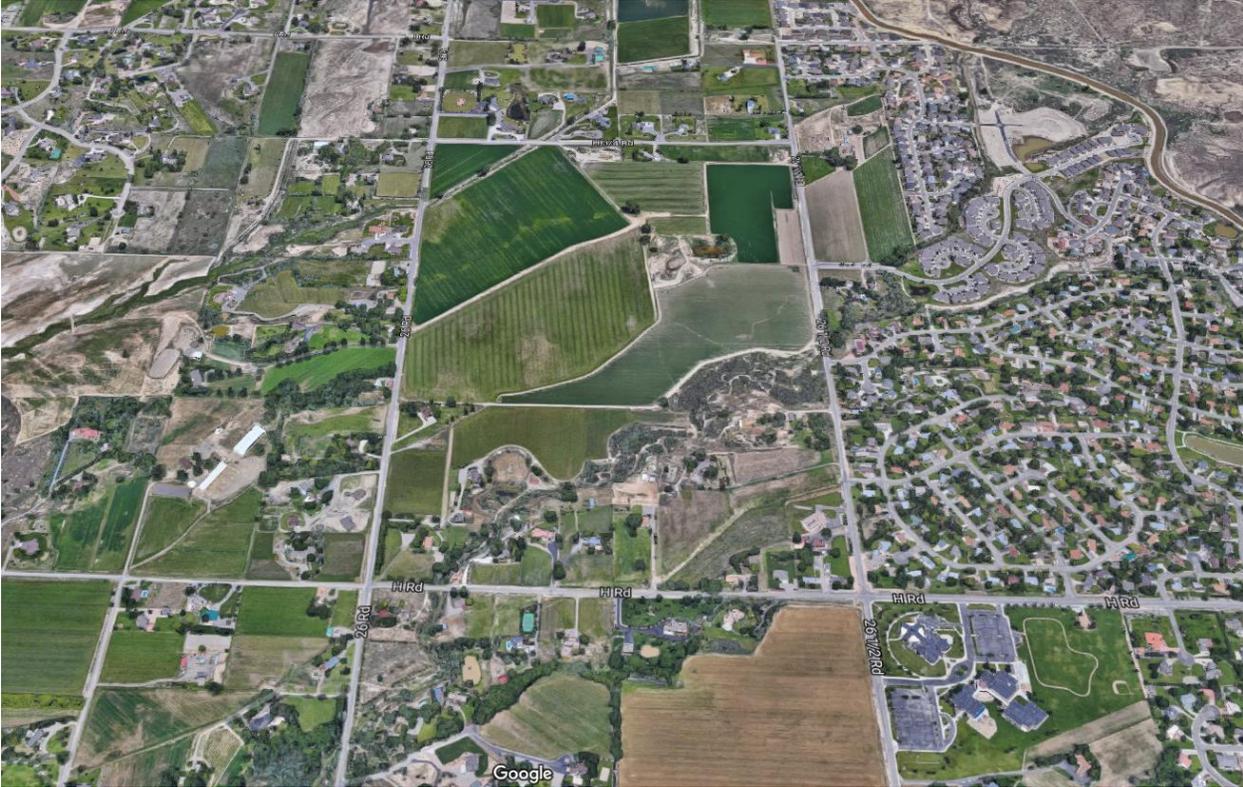


Exhibit 3

Scott Peterson

From: Sylvia Barton <oftheforest77@gmail.com>
Sent: Monday, April 23, 2018 10:51 AM
To: Belinda White
Subject: Against R2 zoning for land parcel west of 26.5 Road

Dear Grand Junction City Councilors:

We are against the abandonment of current zoning for the land west and north of 26.5 Road and H Road. Grand Junction would be negatively impacted in allowing the density proposed. It would change our beautiful city and tend to lower quality of landscape and living. Do we want this for our city? No. We appeal to the council to stop and prevent the cramming of housing into an area that is known for its rural beauty, peace, and openness. We are adamantly against a change to R2 zoning for this area.

Sylvia & Victor Barton
891 Grand Vista Way
Grand Junction, CO
81506
970-314-1012

4/23/2018

Grand Junction City Council and GJ Planning Department

I would ask you to please consider changing the density of the proposed subdivision between 26 Rd and 26 ½ Rd. and H Rd to H 3/4th Rd. to a lower density. The current plan does not fit the neighborhood. We live at the edge of the city and do not have the roads to support that many homes. People walk, run, and ride bikes on the roads with no shoulders or sidewalks which will result in serious injuries if not deaths.

I would think that ½ the number of homes would be more appropriate (NOT 300 Plus). All of a sudden the city and county seem to be cramming houses too close to each other and that is not what Mesa County and the City of Grand Junction is all about.

Thank you for your consideration in this matter.

Nancy Bertroch

2654 A Summer Crest Crt

Grand Junction, CO 81506

(970)261-8219

(970)241-1468

From: Julie Bursi [<mailto:4cyclejeb@gmail.com>]
Sent: Thursday, April 19, 2018 11:49 AM
To: Belinda White <belindaw@gjcity.org>
Cc: rgwcvp@acsol.net
Subject: Proposed subdivision 26-26 1/2 rd

Hi, I live in the Grand Vista Subdivision and have attended every meeting about the weemuche sp? subdivision that is again trying to submit the same building plans, but a different approach to the same plan as before. What a waste of everyones time! Nothing has changed, we are still dealing with below par roads to handle the traffic with neither the developers or city diverting any money to improve the access. All the arguments brought up in the last few meetings with the developers messenger are still the same, too many homes and not respecting the prior agreement with Saccomano back in '85.

As you recall the P&Z committee voted against the proposed plan at the last meeting and sided with the local homeowners and protesters.

So I as another concerned homeowner hope this gets resolved with the wishes of all of us getting the approval of only two homes per acre, AFTER all the infrastructure has been put in, not BEFORE. The developer has to do it right, make it a nice, beautiful subdivision not a ticky tacky ghetto in the midst of this beautiful North area.

Thank you for your consideration,

Julie Bursi

Sent from my iPad

Scott Peterson
City Planning Department
Grand Junction, Colorado

April 19, 2018

Dear Scott,

Just wanted to make you aware that I am opposed to any development plans to develop the 150 acres at 26 and H3/4 rd. That is beyond the scope of the original plan that was passed when the property was annexed into the city. I am very concerned about the additional amount of traffic that will be caused by developing this property and maintaining property values of homes in the surrounding area of which my home is one.

I Live in Grand Vista Subdivision.

Thank You,

Francis Eggers
873 Grand Vista Way
Grand Junction, CO



From: Kristy Emerson [<mailto:emersonk1115@gmail.com>]
Sent: Saturday, April 21, 2018 6:26 PM
To: Belinda White <belindaw@gjcity.org>
Cc: comdev <comdev@gjcity.org>
Subject: Opposed to Proposed Development

Dear Grand Junction Planning Department:

I am writing to express my concerns over the proposed development of 150 acres off of 26 Rd. and H 3/4 Rd. Currently, this is beautiful farmland that produces a variety of crops in spring and summer and holds cattle through the fall and winter. I have seen many owls, bald eagles, foxes, quail and other wildlife in those fields. This connection to nature is one of the reasons we chose to buy our home in the Grand Vista subdivision 10 years ago. I am urging you to please consider not developing this vital green space.

If the property is developed, it will not only destroy vibrant life and land, but it will also tax the infrastructure in our neighborhoods and schools. The increase in traffic will pose a safety concern to our children and pets.

If this land must be developed, I urge you to limit the number of houses. Please require a minimum of 2-5 acre lots and a contiguous plot/park of at least 10 acres so that some of the integrity of the landscape may be maintained.

If you have any questions, please feel free to contact me through email or at 970-260-7042.

Thank you in advance for your careful and thoughtful consideration to this and similar requests.

Kristy Emerson

Scott Peterson

From: Jane Foster <janenfoster@outlook.com>
Sent: Monday, April 23, 2018 11:20 AM
To: Belinda White
Cc: Jane Foster
Subject: Planning Hearing May 8, 2018

To: Scott Peterson
From: Jane Foster
Subject: Rezoning Hearing re 155 acres on 26 1/2 Road

I am writing with grave concerns that the developer for the 155 acres is proposing a project that will negatively change our neighborhood environment forever!!! The presence of a non-planned, highly dense subdivision in an area that has always been meant to be more rural in nature will significantly alter the ambience and value of our planned community. I live in Summer Hill and relocated there for its peaceful planned development lifestyle. Our property values and neighborhood is deliberate. We have always been assured of our surroundings because of the City's plan. This plan has been in place for more than 20 years!!! Our north GJ region has created our community based upon this expectation. The city has built its limited infrastructure based upon this plan. Hundreds of residents have purchased/built/relocated and invested their lives based upon this zoning plan. A change now is unfair, inappropriate and costly!

I oppose the requested rezoning and stand firmly with my neighbors in all issues related to this request.

If, however, the developer would like to alter his request and create a project that fits the current zoning of approximately 120-122 residences, I would look favorably upon that volume.

Jane Foster
970-985-5473

Scott Peterson

From: Mark Gardner <mark@whitewater.construction>
Sent: Monday, April 02, 2018 2:15 PM
To: Scott Peterson
Subject: Rezone of Parkerson property

Scott I am against the rezone of the property located between 26 & 26.5 Roads South of H ¼ Road.

I live at 2612 H ¼ Road and a density of 2 houses per acre does not allow for a transition suitable to its neighbors. As you know the property on the west and north side are mostly estate type of 1 to 5 acres. My home is on a 5 acre parcel and the PD plan that was withdrawn showed .3 to .4 acre lots across H ¼ road from mine. This is not an acceptable transition! I have no problem with the property being developed but they are trying to put too many homes on the property to allow for an adequate transition and I think the density shown on the city's land use development map should be changed.

I know this is only a rezone so we are not talking specifics about a development but I feel the Freedom Heights subdivision with .75 acre lots across from me would be the minimum the city should allow on the north and west sides with a step down to .5 then the .25 to .3 they want.

I truly believe that any plan that incorporates 2 homes per acre will not allow a transition to existing homes on the west and north of the property and we deserve better.

Mark Gardner
Whitewater Building Materials Corp.
940 S. 10th Street
P. O. Box 1769
Grand Junction, Co. 81502
970-242-7538

Scott Peterson

From: Jean Gauley <gauleyjean@gmail.com>
Sent: Sunday, April 22, 2018 3:46 PM
To: Belinda White
Subject: 26 Road Development

To all City Council Members:

This email is in regard to the 26 Rd. Weeminuche proposed development. I believe that the city should keep to the 1995 promise, rather than the "anything goes" consideration of this ill-planned development.

We lived adjacent to this land for 28 years, and with only the surrounding population growth, the traffic (on the narrow and hilly road) has become dangerous. Think about what would happen with hundreds more houses.

Please vote to keep our valley livable and not approve developments without sound plans for infrastructure and thought for the future.

Thank you for your consideration,

Jean Gauley

Scott Peterson

From: Gay Hammer <gayhammer@bresnan.net>
Sent: Wednesday, April 25, 2018 7:03 AM
To: Scott Peterson
Subject: Keep Ordinance 2842

Please let the planning commission that I oppose changing Ordinance 2842 and making said lands R-2 zoning. Further, I oppose the Weeminuche development plan and densities proposed. The plan would adversely impact already narrow roads (26, 26 1/2 & H Rds) which also lack bike and pedestrian lanes.

We live in Paradise Hills and exit the subdivision on 26 1/2 and/or H Roads daily. I can state that at least 90% of the time we are met with on coming traffic and must avoid walkers (often with dogs) and bike riders. We have a school and church at 26 1/2 and H Roads that generate additional traffic at certain times of the day which can be a problem. According to the City's Public Works Department, there are no plans to widen or otherwise make improvements to these roads in the next 10 years with or without this subdivision being added. That, in my opinion, is why there is no reasonable way Grand Junction should approve this ordinance change or approve the increased density.

Respectfully,

*Gay
Hammer*

Drive

2673 Catalina
Grand Junction, CO 81506

From: Joanne James [<mailto:joannejames23@msn.com>]
Sent: Wednesday, April 18, 2018 6:31 AM
To: Belinda White <belindaw@gjcity.org>
Subject: 2018-162

I am, in general pro growth. And I will be that way until this town gets a Trader Joe's and a Costco. But that's probably going to be awhile.
As far as my objection to the proposed housing development referred to as [2018-162](#) Winnamuche (Sp.?) my main objection is the density with emphasis on traffic. Each home would most surely have 2 cars and many homes would have three drivers. The addition of 600-800+ more cars in this area would be a disaster.
I think that 200 homes at the most would work far better than the 300+ proposed. Please reconsider this proposal.

Thank You for your consideration

Joanne James
970-985-8858
joannejames23@msn.com

From: Donna Kunz [<mailto:dkdkunz@msn.com>]
Sent: Tuesday, April 17, 2018 2:23 PM
To: Belinda White <belindaw@gicity.org>
Subject: Development on 26 1/2 North of H Rd

Please keep the integrity of our low density neighborhood. High traffic on our narrow roads would endanger the quality of life we enjoy here.

Sent from my iPhone

Dear Planning and Zoning Committee

Attn: Scott Peterson

This is in regard to 2018-162 submitted by 26RdLLC(Alan Parkerson and sons)

Those of us who live in this area consider this plan unacceptable and seriously hope you will make the same decision.

The original Ordinance 2842 RSF2 was a 1995 planned development that required density gradation and ½ acre lots with a minimum lot size of 21,500 sq. Ft. The 26rdLLC wish to ignore this ordinance and ask for R2 zoning, which has no restrictions as to amount of homes, lot size or infrastructure. There is no regard as to how this will impact current road conditions to accept the additional traffic.

Remember, this is a rural area and a huge subdivision just doesn't fit in.

It seems like it would be a legal issue if Ordinance 2842 is not upheld, which the city agreed to in 1995.

Please do the right thing and vote no on the R2 zoning change.

A concerned neighbor,

Pat & Marcia Lackey

Pat and Marcia Lackey

2672 Summer Hill Cr.

GRAND JUNCTION CO 81506



Scott Peterson

From: Lise M MacGregor <liseham@juno.com>
Sent: Wednesday, April 25, 2018 9:34 AM
To: Scott Peterson
Cc: liseham@juno.com
Subject: Weeminuche subdivision rezone

Scott Peterson,

I vehemently oppose changing the 1995 Ordinance 2842, a legally binding agreement made in good faith with the city and the original land owner to protect the integrity of this rural area and retain the lifestyle of the neighboring properties. All plans and phases of this development have completely disregarded Ordinance 2842. All opposition to new changes by surrounding neighbors at the public meetings have fallen on deaf ears. It is clear that the developer will stop at nothing to get what they want, totally disregarding the people who must live with the end result.

The Grand Junction Comprehensive Plan is not even being taken into consideration! It states directly in the plan, in writing, that "much of future growth is focused inward with an emphasis on infill and redevelopment of underutilized land... growing inward allows us to take advantage of land with existing services, reduces sprawl, and reinvests and revitalizes our City Center area." It also states in the plan that "residents want to preserve the extensive agricultural and open space land surrounding the urban area". Clearly the city is disregarding their own plan if they move forward ignoring ordinance 2482.

The 1995 planned development thoughtfully considered residents in the development plan and both sides were satisfied with the agreement. It seems to me over time the city / developer has had a strategy to manipulate the zoning code to result in exactly what they want, which goes against everything the original ordinance stated and the city's comprehensive plan proposes!

Aside from the original ordinance, there are so many reasons why increased density in this rural area is absurd and even dangerous considering the infrastructure. I hope as a neighboring property to the subdivision, the city and developer will come to their senses and at the very least honor the original Ordinance 2842. Dismissal of the original ordinance is wrong for our neighborhood and wrong for the city and the neighbors are prepared to take this fight to the next level. Please keep the Grand Valley and the rural areas as intended, preserve the viable agricultural land and honor the lifestyle of the neighboring rural properties.

Sincerely,
Lise MacGegor
837 26 Road

April 19, 2018

250 North 5th Street
Planning Department
Attn: Scott Peterson
Grand Junction, CO 81501



Dear Mr. Peterson:

I am writing this letter to express my opposition to the proposal for the new subdivision North of H Road, between 26 ½ Road and 26 Road. The R2 zoning is a violation of Ordinance 2842 from 1995, and this is not acceptable! If our city staff members refuse to honor previously agreed upon plans, this shows a lack of integrity and honesty that is of great concern to me as a citizen of Grand Junction!

I sincerely hope that you will represent your constituency, the citizens of Grand Junction, rather than partnering with the developer who obviously cares for nothing but the money to be made from this high-density subdivision!

Please feel free to contact me if you need additional information about my concerns.

Regards,


Donna Miller
2673 Summer Hill Court
Grand Junction, CO 81506
970 257-7444

Scott Peterson

From: Gail Shotsberger <gshotsberger@icloud.com>
Sent: Tuesday, April 17, 2018 10:01 AM
To: Belinda White
Cc: Scott Peterson
Subject: 26 1/2 Road Development

Belinda, please pass our comments to the members of the City Council:

Please maintain the rural character of our community and enforce the 1995 development plan for the 150+ acres west of 26 1/2 Road. The roads and infrastructure of the area cannot support excessive development. It is a safety issue as well as a quality of life issue for families in the area. As an example, visit 26 1/2 Road and H at the beginning and end of the day for Holy Family School. Major traffic congestion. The story existing roads can barely handle. The City Council has a responsibility to the families of the area to protect our community from over development, unsafe roads and over taxed infrastructure.

Thank you for your consideration,
Gene and Gail Shotsberger
2671 Brush Court
81506

Scott Peterson

From: topcemtr@aol.com
Sent: Sunday, April 22, 2018 6:27 PM
To: belindaw@gjcity.org.
Subject: Weeminuche Subdivision!

Council Members:

Planning for the Weeminuche Subdivision:

Under no circumstances should you nullify Ordinance 2842, 1995 PUD in favor of R-2 zoning. The proposed change to R-2 would be a mistake as there is no plans to upgrade the infrastructure to accommodate the increased impact on 26 & 26 1/2 Roads, the I-70 bridges, schools etc. The foresight that was shown in 1995 to set in place Ordinance 2842 was the correct planning for this semi-rural area and should be continued today.

Thank You for your time and consideration.

Del & June Smith
Grand Junction, CO

-----Original Message-----

From: Vicky Thurlow <vtaspen@gmail.com>

Sent: Monday, April 23, 2018 2:42 PM

To: Traci Wieland <traciw@gjcity.org>

Subject: Rezoning North of H on 26 1/2

Hello Traci,

I may not be able to make the upcoming meeting about the rezoning of the north area of 26 1/2 Rd. Weeimuniche Subdivision so I will email in case.

I am deeply saddened that this expansion for building is even a consideration. Most of us living north moved here because it is quiet, there is less traffic, and we have the ability to walk, ride bikes, and walk dogs, etc. without hundreds of cars zooming by. In the past 5 years we have already seen a HUGE growth and enough is enough.

If this building area gets approved, it will be going back on what has been in the plan for many many years. Our roads, stop signs, etc. are not capable of handling the traffic and congestion this project would cause. It's sad because we will lose being in the country, it's dangerous because of the traffic, and it's simply not right.

Please consider all the aspects of this situation and all the people that will be affected. This builder has many other pieces of land he can destroy. Don't let him destroy this one.

Thank you so much,
Vicky

-----Original Message-----

From: Susan Whitaker [<mailto:tswhit08@yahoo.com>]

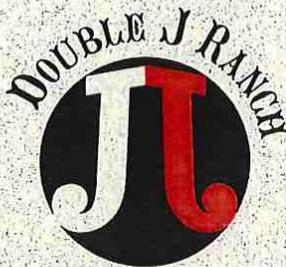
Sent: Sunday, April 22, 2018 6:57 AM

To: Belinda White <belindaw@gjcity.org>

Subject: 26 1/2 Road development

I am very concerned about the development of the property west of 26 1/2 road being approved for high density housing. The roads in this area, 26 1/2, 27 and H 1/2 Roads aren't designed to handle the traffic, that they already do. There are no sidewalks, bike lanes or traffic signals. During the highest traffic times we already have problems exiting from any direction, out of Paradise Hills. Another concern is storm water runoff. I'm sure you are aware, that this area has had problems in the past. Cement and asphalt will only add to those problems. Please consider the surrounding areas that have been in place for over 40 years, before you approve high density housing for the 26 1/2 road area. The way of life in our community is changing quickly, and there's not a lot most of us can do about that, but you are in a unique position to make an impact on the further, of this farm style atmosphere. Thank you for your time and consideration.

Susan Whitaker
Paradise Hills homeowner



Dear Mr. Peterson,

I'm writing on behalf of my husband + myself to voice our objections to the proposed new zoning for the property of 150 acres between 26 + 26 1/2 rd + H + H 3/4 rd. There is no way that 26 + 26 1/2 rd can handle the 700-1000 cars that this development would bring. You told us it could take 10 yrs to maybe expand 26 1/2 rd only. This obviously creates a safety issue for residents + any emergency vehicles. We'd like the property to remain in the spirit of the 1995 agreement with Dr. Saccomanni



to keep the north area rural
as a special area of C.J.
We ourselves have 7 acres +
4 horses and purchased in
the North for that reason.

We will attend all meetings,
along with our neighbors, at
the planning Com + City Council
to voice our concerns

Please listen to us.

Thank you

Sincerely
Jill Brennan

2611 VISTA WAY
GRAND JUNCTION CO 81506



Su Joffrion

2658 I Rd.
 Grand Junction, CO
 81506
 225-892-3026
 sjoffrion@me.com

April 23, 2018

Scott Peterson
 250 N. 5th St
 Planning Department
 Grand Junction, CO 81501

Dear Scott,

I am writing this letter to voice my opposition to the proposed Weeminuche Subdivision on the former Saccomano property.

I moved to Grand Junction 3 years ago. I was fleeing from a large city in the South due to high crime and daily traffic jams. Grand Junction has everything I wanted in a place to live - a good flow of traffic, easy access to medical care, little crime, a 4 year university, and beautiful surroundings for recreational activities. I love Grand Junction and have done everything I can to contribute and become an active member of this community. I don't want Grand Junction to turn into the city I left.

The developer for this property originally proposed a very high density subdivision. Since that was turned down, he is now proposing the same thing, just in a different way. Although I bought a home in a high density neighborhood, it is a very small subdivision at the end of 26 1/2 Rd - pretty much out in a rural area. The proposed subdivision would cause a very bad traffic situation. With that being said, I fear that the value of the home that I bought 3 years ago will go down. Not only will the value of my home decrease, I will no longer have that easy access to medical care. Now I can get to St. Mary's in 5 minutes. I fear that will no longer be the case. How will emergency vehicles access the area? Much of 26 and 26 1/2 Roads do not have shoulders sufficient for normal traffic to pull over. And all traffic eventually has to cross a one lane bridge to get into town. The bridges over I-70 on 26 and 26 1/2 Would need to be replaced to accommodate the traffic and prevent a bottleneck at these 2 locations.

We need to understand what good density looks like and what the impact of bad density is on people's long term health and well-being. There is convincing evidence showing adverse mental health issues due to increased density. There is noise and lack of privacy to consider. Just the other day I was sitting on my front porch and could hear every word that my neighbor was saying in his garage. I have to watch what I say in my own back

yard because the neighbors have children. Would I buy in a high density neighborhood again? Definitely not. Driving around other high density neighborhoods off of 25 Rd, there are some very nice homes. But the neighborhood already looks shabby because the houses are crammed in so close together.

Getting density right is difficult but I think it's something Grand Junction needs to look at before it's too late. Once land is developed and subdivisions are built, that land is never going back to nature. Right now, we are in a housing boom. Realtors and developers both say there are not enough houses for demand. Driving around town and looking at the Sunday ads in the Sentinel, I just don't see it. And what happens when the market goes bust. And it will eventually. That's the cyclic nature of economies. We need to look around and see what has happened elsewhere. Las Vegas has so many foreclosures and empty houses that they are having a real problem with squatters. And we know that Grand Junction has a large homeless population. You can't undo density. High density housing, in theory, is supposed to prevent urban sprawl. But in this case, we would be sprawling right out into a rural area where people have lived for years. It's just not fair to them.

The above is just based on my feelings and research into housing densities. However, I understand that the city promised lots would be no smaller than 1/2 acre in a 1995 agreement and the proposed subdivision would breach this, thus opening the city up to lawsuits.

Thank you for hearing me out on this subject.

Sincerely yours,



Su Joffrion

April 25, 2018

Mr. Scott Peterson, Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501
Re: Weemunche Subdivision



Dear Mr. Peterson,

As seven-year residents of the Summer Hill subdivision we have taken a particular interest in the development plans for the Weeminuche subdivision. We have long recognized that it was just a matter of time until this piece of property would be developed, however after attending the neighborhood meeting recently we are joining with our neighbors in opposing the plans brought forth by Vortex Engineering and Mr. Parkinson.

Understanding that additional housing is needed in the Grand Junction area we feel that over developing land for the sake of those who might come is wrong and compromises the safety and lifestyle of those of us who have invested in our property. We strongly urge the planning department and the Commission to thoughtfully study the impact the current zoning change would have on two main entries into the city from the north.

The plan to replace Ordinance 2482 with R-2 zoning seems to give the developer a blank check to develop without consideration to the present neighborhoods surrounding his property and without the city having a plan to make relieve the traffic congestion in the area.

In summary we believe the purposed zoning change is wrong for this area and threatens not only lifestyle and property values, but the safety of those in the area. We would respectfully request t5hsoe involved with this important decision change to visit the area during peak times, morning or evening and observe the already existing use of the roads with little room for bicycles or walkers to utilize the roads safely.

Sincerely,

Charles and Linda Sours

887 Summer Hill Court, 81506

Planning Director Scott Peterson
Grand Junction City Planning Dept
250 N 5th St
G.J. CO 81501



Scott,

I write in regards to the proposed development of the former Sacomano property (Weeminuche Subdivision) between 26 and 26 1/2 Road and south of H 3/4 Road. Among the many concerns that I have with the proposal, chief among them is the development's lack of compatibility with ALL properties that circumscribe and are adjacent to the proposed development. All properties to which I allude situate on at least an acre of property and/or are of in excess of a half million dollars in worth.

This fact alone should give pause to any development approval because of the necessary and significant negative financial and quality impact to all adjacent properties that would accompany any development that does not meet the previously agreed to and legally binding terms of the Sacomano agreement.

In addition, the fact of the size and value of all adjacent properties precludes the possibility of "dovetailing" or "feathering in" new properties that would deviate from and degrade those particulars.

Financial and quality of life concerns are legitimate and predominant factors for people engaged in what is, most often, the largest financial investment of their lives. It is both a chilling and frightening impact on market incentives and personal financial decision-making when city government, or any government, may, and does, intrude itself into natural and economically sound mechanisms of a community's market and financial activities.

For the above, and several other, legitimate and sound reasons, I strongly encourage you to oppose the new/current proposed development plans. Of necessity, my wife and I are unable to attend the next scheduled public hearing. I wish fervently that I were able to attend and lend my presence and voice to the

proceedings. Please accept this letter in lieu of my very strong and sincere opposition to a re-zoning, and to any development plan that falls short of a de-facto devopment of greater than two homes per acre for each and any home site. This means that non-developed land must and may not be counted as part of an overall ratio that would obfusacate the actual number of dwellings per developed acre.

Thank you for your time and consideration,

Tom and Monica Pederson

A handwritten signature in blue ink that reads "Monica Pederson". The signature is written in a cursive style and is positioned below the typed name.

856 Grand Vista Way

Scott Peterson

From: Sandra Hotard <sch111@icloud.com>
Sent: Thursday, April 26, 2018 10:36 AM
To: Scott Peterson
Subject: Proposed Subdivision @ 26 1\2 Road

Dear Mr. Peterson;

As a landowner in this area, I am opposed to the aboved described project. I am not against new homes, only the following irritates me:

1. During the last meeting, the traffic study did not account for flag men or how the traffic on 26 & 251/2 would be addressed during the construction phase.
2. With the large number of homes being built and the lower purchase prices projected, my property will be lower with the new comps from this project.
3. There was no mention of upgrading the 26 & 261/2 roads nor were sidewalks noted for foot traffic. There are a large number of folks that walk and/or jog along 26 1/2 road. Some parents walk their children to the Catholic school every morning and every afternoon. How does this project address this issue?

In closing, I think the folks in this area would be more open to this project if greater detail was given and when asked questions, a reply of "I will not answer that question". A plat showing the layout of the homes, space for RV parking, roads and common space are just a few questions I have.

Thank you for reading my email,

Sandra Hotard
871 Grand Vista Way
Grand Junction, CO 81506

Scott Peterson

From: ericaleighbenvenuti@gmail.com
Sent: Thursday, April 26, 2018 12:30 PM
To: Scott Peterson
Subject: F road subdivision plans, ordnance 2842

I stand in strong opposition to changing ordnance 2842. I live in the Grand Vista subdivision. Lot sizes and population density has already been agreed upon. For city council to not honor this promise to the citizens is unacceptable. We will hold City Council accountable for their decisions during re election time.

Concerned citizen in Grand Vista,
Erica Karaphillis, MD

Sent from my iPhone

Scott Peterson

From: Marilyn Smith <mmsmith07@hotmail.com>
Sent: Wednesday, April 25, 2018 5:30 PM
To: Scott Peterson
Subject: Weeminuche plan

To whom it may concern,

I am strongly apposed to the high density that has been purposed of the above development. I reside at the corner of H3/4 26 road, directly across the road from the plan. I would like the city to comply with the original plan as stated in Rick Warren's letter.

My reasons are this:

26rd. could not handle all the traffic

schools cannot support that kind of density

the surrounding areas in the county require at least 2 acre lots and this would have a huge impact on property values

high density housing promotes other problems as theft, noise and pollution, irrigation problems , ect.

this road is only a two lane and children ride the school bus so it would cause congestion of traffic and dangerous conditions for all residents.

Thank you, for your consideration in this matter.

I urge you as a long time property owner to respect my rights for this up coming development.

Sincerely,

Marilyn M. Smith

2589 H3/4 Rd.

April 25, 2018

RE: Weeminuche "Plan"

Dear Mayor Taggart, City Council, Planning Commission, and City Planners,

We reside at the corner of 26 ½ Road and H ¼ Road on small acreage. We would like to comment on the proposed development or lack of "planning" concerning the re-zone of the 26 Road LLC.

The agreed development of this property in 1995 was a thoughtful compromise and very clearly stated the appropriate number of lots...per the City Manager, Mark Achin. Ordinance 2842 considered the character of surrounding properties and how to best balance the densities of the "rural character" of this area. It was a compromise between the existing residents, the landowner, and the City. Please see the letter of June 1, 1995 from the City to Gene Saccomanno.

The City has decided to not honor what was agreed to. The zoning codes were changed to manipulate densities and basically change criteria. It is deceptive to say R-2 zoning in lieu of RSF-2, and then manipulate the number of lots by counting Leach Creek floodplain and road land, etc., as part of the lot acreage.

The Planning Commission already voted that the R-2 zoning was NOT correct for this area (9-26-17). The proposed zoning is wrong for this rural/agricultural area. It is wrong concerning safety and traffic concerns. Traffic on these farm to market roads have little improved easement, hilly areas, low visibility, and two bridges that have no pedestrian crossings. The City will have a major expense in dealing with the added traffic problems. Roads should be addressed and improved BEFORE any zoning or construction changes. Traffic will impact walking, jogging, and biking. This is the main area that north area bikers access country roads to Fruita. It will take one horrible accident, where the liability gets pointed toward your decision.

Property values will be impacted by the addition of cookie-cutter homes that are to be built by one builder. Please consider going for excellence instead of quantity. The ½ acre lots in Freedom Heights all sold quickly. Do not re-zone to increase density from Ordinance 2842 agreement.

Views, noise, lighting and signage will all negatively impact the "Quiet Enjoyment" that existing properties now have, and the reason that many of us bought in this area.

Re-zoning for a higher density will take away from our neighborhood cohesiveness, our valued wildlife, and the transition to co-exist with limited development in a rural/agricultural area. Many of my neighbors have horses. It will be a sad day when we no longer see them riding due to an extra 1000 cars from one parcel of land.

We recently returned from Washington DC this month. We marveled at the beautiful city with inspiring buildings, and the foresight of L'Enfant in designing and having a quality vision for the city. It has stood the test of time. Will the City Planners, Planning Commission, and City Council, want to take credit for their plan? Will this choice piece of property, that is so close to the city, be looked at with pride in 20 years? OR-Will it have mediocre, cookie cutter homes that are crammed onto it, with overcrowded farm to market roads, and a "Rural Character" that has been forever lost? You will ultimately decide.

We welcome informed and insightful development. Please consider that the Planning Commission already recommended NOT going forward, and that was before the developer removed his proposal for the subdivision. Now he is asking you to blindly approve the re-zone so that he can get minimal requirements approved. This is a special piece of land. You have the potential to get it developed into something that Grand Junction will be proud of.

Thank you for your consideration on this matter.

Sincerely,

David and Cynthia Hernandez

2648 H ¼ Road

Grand Junction, CO 81506

Scott Peterson

From: Jake Aubert <jake.aubert@hfcs-gj.org>
Sent: Wednesday, April 25, 2018 3:02 PM
To: Scott Peterson
Cc: Donald Malin; jeb561
Subject: HFCS objection to Weeminuche rezoning

Scott Peterson, Senior Planner
City of Grand Junction
scott@cityofgj.com
(970) 244-1447
RE: Weeminuche Subdivision
250 N 5th St
Grand Junction CO 81501

Dear Scott,

The purpose of this letter is to express my strong objection to the proposed Weeminuche rezoning plan of Ordinance 2842.

As the principal of Holy Family Catholic School , I am very concerned that there will be significant traffic issues that would render H Road and 26 1/2 Road unsafe with such a large increase in the volume of traffic. We have approximately 475 students and their families. These families drop off and pick up their children on a daily basis, utilizing both 26 1/2 and H Road.

Our most significant concern is the safety our students who walk to school or ride their bikes. The intersection of these two roads is a 4 way stop, and increased usage from the original aged upon houses would make this intersection even more dangerous than it already is. These are rural 2 lane roads road that were never intended for high density traffic. There are no plans to upgrade them for the increased traffic to include sidewalks to accommodate pedestrians or widen the roads to accommodate bicyclists.

Understand that this is not an position to stop all development- but rather to keep the number of houses to the number originally formalized by the City Council as Ordinance 2842.

--

Jake Aubert
Principal
Holy Family Catholic School

Mission Statement

Holy Family Catholic School, rooted in the teachings of Jesus Christ, models the virtues of love of God, neighbor, and respect for all.

The school, supported by the entire community,

cultivates a passion about and provides the foundation for academic and life-long learning in a safe, nurturing, and challenging environment.

Scott Peterson

From: Richard Gauley <gauleyrags@gmail.com>
Sent: Wednesday, April 25, 2018 2:26 PM
To: Scott Peterson
Subject: Weeminuche Again

Dear Scott, Please be sure that local folk always have a voice in any land development that affects their neighborhood. The original 'Appleton Plan' of one home per five acres was lost with the late night city council farmland rezoning to the city, years ago. Ever since the rezoning , developers have been trying, one scheme or another, to maximize their profits while disregarding the qualities of life that make Grand Junction special. There are many,many areas to be addressed by the public before such a venture happens. Thanks for your care of our city. Sincerely, Rags Gauley

Scott Peterson

From: MOLLY BRUNER <brunerjm@msn.com>
Sent: Thursday, April 26, 2018 2:40 PM
To: Scott Peterson
Subject: Re-zoning

Mr. Peterson,

I live in the Garfield Estates subdivision near intersection of 26 1/2 Road and I Road. I oppose the plan to re-zone between 26 Road and 26 1/2 Road. The change to R-2 zoning is not fair to those of us living in the area. It will cause much congestion to the area. It's not fair to overturn the current ordinance. Sidewalks and bicycle paths are needed in the proposed development to keep walkers, joggers, bicyclists, and drivers safe. Please do what is right for your constituents. Thanks, Molly Bruner.

Sent from my iPhone

Scott Peterson

From: Susan Orman <sorman3@msn.com>
Sent: Thursday, April 26, 2018 4:08 PM
To: Scott Peterson; Katherine Portner
Subject: Weemunuche Subdivision

Good afternoon,

I am writing to express my disapproval of the proposed Weemunuche development and rezoning. Ordinance 2842 should be honored - not thrown out - it was passed for very good reasons. Increasing the density in this area would be a huge mistake. Not only would the infrastructure not support it, it would ruin the character of the area we all love. That character is what attracted us to the north area, not once, but twice. Although Summerhill is fairly dense, it is not on the main road, and has far fewer homes than what is now being proposed in the new development. Pedestrians and bicyclists already pose a great risk to themselves as well as drivers on 26, G and H Roads. And extending the development time to 17 years is preposterous. Why would the City Council even entertain extending it for so many years? This proposed development would be a disaster for the north area. Please, please reconsider.

Thank you for your time and consideration.

Susan Orman
875 Spring Crossing
Grand Junction, CO 81506

Scott Peterson

From: Earlene Hickman <earlenehickman43@gmail.com>
Sent: Thursday, April 26, 2018 4:13 PM
To: Scott Peterson
Subject: Weemunuche Subdivision

Mr. Peterson, Senior Planner
City of Grand Junction

I imagine this has been a long and arduous task over the years implementing a development plan for subject property. It has also been a frustrating and stressful time for all of us living around this property with the constant activity and threats of high density housing. Like most of the surrounding residents, we chose and moved to this area in 1999 because of the country atmosphere and tranquil lifestyle. We didn't move next to the egg farm and complain about the odor - or next to a busy park or mall and then complain about the traffic and noise. But that is what you are planning - you are moving into an area of small mini farms, livestock, and rural living and bringing the traffic and city life to us. What happened to the Meetings of the 1995 era to compromise and allow a gentler move from city to rural - Ordinance 2842. Like those days, we would have rather it be left alone or at least no smaller than 5 acre parcels. However, we are willing to follow the middle of the road concept of RSF-2.

Take into consideration: Traffic that no one is prepared to deal with, roads that are less than acceptable now, finances that do not call for any road improvement for at least 10 years, no place for bikes, children, or strolling elders with dogs. How is our fire protection plan for additional families. There is congestion just with the School at H and 26 1/2 Roads during school drop off and pick up time. Imagine the added number of youngsters traveling too and from schools and add another 200 -300 -400 cars to that on a daily basis.

I understand the idea of growth, but I also thought we had government entities to work through a plan to preserve the lifestyle and amenities of our community. H Road north and west of 26 1/2 road is a natural boundary to remain rural - maybe 5 acre parcels. I am sorry that the land was purchased high and has run into snags with the plans of developers, builders, etc looking to recoup and make big money - I am not opposed to making money ---- I am opposed to upsetting the lives and life style of a long established rural area when a workable compromise is at hand.. Let's not make this us against them and how hard can we each push or which loop hole can we manipulate against these old folks. Look at the plan and compensate. Please

Respectfully,

Earlene Hickman

Earlene Hickman

970 234 0712

earlenehickman43@gmail.com

Scott Peterson

From: Rene Landry <rlandry.casa@gmail.com>
Sent: Thursday, April 26, 2018 4:06 PM
To: Scott Peterson
Cc: Katherine Portner
Subject: RE: Weemunuche Subdivision

I am writing this email to voice my great concerns with the zoning plan for the Weemunuche Subdivision. I ask the Planning Commission and Senior Planner to honor the almost two decade old promise made to the residents bordering this planned subdivision to maintain Ordinance 2842. The area cannot sustain such a high density plan as R-2 proposes. 26, 26 1/2, and 27 Roads are all narrow two lane roads with no sidewalks, let alone walking or bike lanes! In addition, when Holy Family School is in session the traffic backs up almost half a mile north from G Road. This issue is enhanced by the fact that Holy Family School does not have an organized bus system like MCSD51.

Residents of this area already have to plan "safe times" to walk or ride bikes on the main roads. Such a dramatic increase in traffic will make such outdoor activities nearly impossible.

Sadly, regardless of the traffic issues, it's beyond my comprehension why the promise made to the long term VOTING citizens of our area to maintain the original 2842 Ordinance is now in question of being rescinded. We're asking you to value the residents of this North area of town and show us in your by voting NO to increase the density of Weemunuche. Show us that your citizens are more important than the bank accounts of the developers and builders. They have no vested interest except to grow their bank accounts! Show us you hear what we're asking, honor the promise made and maintain Ordinance 2448.

Rene' Landry
836 Catalina Court

Elizabeth & Craig Robillard

April 20, 2018

MR. SCOTT PETERSON

SENIOR PLANNER
COMMUNITY DEVELOPMENT
CITY OF GRAND JUNCTION
CITY HALL
250 N. 5TH STREET
GRAND JUNCTION, COLORADO 81501

SUBJECT: WEEMINUICHE SUBDIVISION
RZN-2018-162

This letter is submitted to express our opposition to the subject request to rezone this property from its current zoning to R2. We object to this request for the following reasons.

1. This request is clearly an attempt to avoid public comment on the project. At the recent Neighborhood Meeting absolutely no detail about the project was provided. You yourself stated that if this rezoning request was granted that the entire project could be constructed with only staff review. In our opinion, this project is significant enough to require public comment throughout the review process.
2. The previous submittals for this site have continually ignored previous public comment. No reasoning for ignoring these comments has ever been given by the proponent or staff. We do not feel that staff and the proponent should be allowed to develop this project without public input.
3. The offsite improvements proposed in previous submittals were totally inadequate, and staff recommended approval. P&Z wisely overruled the staff recommendation. The public is entitled to see, in future submittals, how the revised project plans respond to P&Z comments and public input. A project of this significance should, in our opinion, never be subject to staff approval only.

Mr. Scott Peterson
April 20, 2018

4. There was no justification for the rezoning presented at the Neighborhood Meeting other than a statement that if the request is granted the project will require staff approval only. As of this writing, there is no additional information in any public documents available on the *Community Development Online Services* web page.

Based on the two previous submittals for this project, which anticipated 300 or more homes, the development of this site would trigger the need for major improvements to the transportation system adjacent to the site and south of it. The Executive Summary of the Traffic Impact Study submitted for the previous submittal lists numerous costly projects that would be warranted by as early as 2022. Not included in that summary is the need for pedestrian and bicycle lanes/paths. In last September's P&Z meeting, staff stated that the city had no plans to improve any of these transportation corridors for at least 5 or perhaps 10 years. In our opinion, it is not good planning to approve a project of this magnitude without having a plan for funding the necessary improvements caused by the project.

The public has requested much lower density for this site than that proposed at every public meeting we have attended. We are advised by other people who have lived in GJ much longer than we that the neighboring properties have always requested that the density remain as agreed to in Ordinance 2842.

Thank you for your consideration.

SINCERELY,

Elizabeth & Craig Robillard

Scott Peterson

From: Leslie Boyd <leslieb60@bresnan.net>
Sent: Thursday, April 26, 2018 5:18 PM
To: Scott Peterson; Katherine Portner
Subject: Weeminuche Subdivision

To: Planning and Zoning Commission
Re: Weeminuche Subdivision and Rezoning proposal

I am writing to encourage you to please honor your promise to maintain ordinance 2842 which was passed in 1995. This plan is thoughtful of the surrounding neighborhoods. As it stands, 26, 26 1/2 and G Roads are in a rural area with narrow roads, and no sidewalks or shoulders for pedestrians and bike riders. 26 and 26 1/2 Roads along with G Road are already impacted by the Catholic School traffic twice daily. Rezoning to allow 300+ homes would severely impact already busy rural roads and would be a definite safety hazard.

Please DO NOT PASS the R-2 zoning plan.

Leslie Boyd
835 Catalina Court
Grand Junction, Co 81506

Scott Peterson

From: Pamela Hjorteset <haveaseat7@gmail.com>
Sent: Thursday, April 26, 2018 5:45 PM
To: Scott Peterson
Cc: KathyP@city.org
Subject: Ordinance #2842

Scott Peterson and the Planning & Zoning Commission

I am writing to voice my opposition to the rezoning proposal for the Weeminuche Project. Also to voice strong opposition to the ignoring of the existing 1995 Ordinance #2842. Promises were made that are now being ignored. The communities have voiced their opposition to this current proposal multiple times. Here are just a couple of the reasons we are against this plan, flooding problems that exist now in the area would be increased and traffic would most assuredly be impacted. There are many more I won't name at this time. The impact on the surrounding neighbourhoods will definitely be effected. I am not opposed to a development in this area. I am just asking the Planning & Zoning Commission to abide by the current Ordinance (2842) passed in 1995. Our area was developed and has grown by abiding by the rules of Ordinance #2842. Now, we ask the Commission to do the same.

THANK YOU

Pamela Hjorteset
835 Catalina Ct

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Scott Peterson

From: Dick <dgigliotti@aol.com>
Sent: Thursday, April 26, 2018 7:12 PM
To: Scott Peterson
Subject: Weemunuche subdivision

We will be out-of-town for the May 8th meeting. However, we are demanding that the City of Grand Junction honor its commitment and refuse to approve any plan to re-zone the area above.

We are firmly against any effort to allow the proposed development of the land north of H Road and west of 26 1/2 Road.

Richard & Diane Gigliotti
2679 Summer Hill Court
Grand Junction, CO 81506

Sent from my iPhone

Subject: Weemunuche Subdivision

Mr. Scott Peterson
Senior Planner, City of Grand Junction
scottp@gjcity.org

Mr. Scott Peterson:

Our names are Richard Conkle and Barbara Conkle and we own a home in Paradise Corner subdivision, 828 Bermuda Court. We have lived in Grand Junction since 1996.

In regard to the Weemunuche Subdivision:

We do not fully understand the rezoning issue with ordinance 2842. I surmise the owner of the property is trying to maximize his investment with no regard for the neighborhood nor with the City of Grand Junction who seems to be in concurrence.

Numerous concerns have been brought to the City's attention that have not been addressed. From narrow roadways, turn lanes and other traffic concerns, pedestrian walk ways, etc. beginning immediately south of the bridge, located over interstate 70 on 26 and 26 ½ road and extending north beyond the proposed Weemunuche Subdivision.

We would prefer a lot size that is more consistent with the new Subdivision located on Freedom Drive and Freedom Way which seems to be more representative of ordinance 2842. Especially since this subdivision will be connected by a road into the Weemunuche subdivision.

I believe there will be a subdivision on the 150 acres in question. We would prefer this to add value to the surrounding area versus the alternative. A higher density, as proposed, is not acceptable with the surrounding area.

Thursday, April 26, 2018

To: Scott Peterson Senior Planner – City of Grand Junction, CO –
970-244-1447 – scott@gjcity.org

From: David Krogh – 892 Overview Rd – Grand Junction, CO 81506-
Grand Vista Sub – usvetfwco@acsol.net – 970-245-5312-

Reference: WEEMUNUCHE SUBDIVISION –
WEST TO EAST - 26 ROAD TO 26 ½ ROAD /
NORTH TO SOUTH – H ¾ ROAD TOWARD H ROAD

Sir: do not change the planning for this subdivision from ordinance 2842 – for 122 homes.

Mr. Rick Warren has detailed the request of the homeowners in this local area of north Grand Junction, CO at several meetings at which the large group of homeowners expressed, to the developers representatives & the Grand Junction planning department that we do not approve of number of homes the developer has proposed.

D Krogh

Scott Peterson

From: Mary Sornsin <mary.sornsin1@gmail.com>
Sent: Thursday, April 26, 2018 8:58 PM
To: Scott Peterson
Subject: RE: Weeminuche Subdivision

Mr Scott Peterson:

By now you are well aware of the feelings of the residents impacted by this proposed development. Please respect the 1995 plan and insure the residents of the immediate area continued peace and tranquility. All the major cons associated with this current plan have been voiced and remain valid. Nothing in this new plan addresses these concerns in any substantive way, such as the big concern over lack of supporting infrastructure (roads, lights, emergency services etc). I believe the previous estimates of traffic flow miss the mark by a large margin. It has been my direct experience that traffic in the immediate area has increased by an uncomfortable level over that past year and a half, even before the proposed development has even been realized. It was abundantly clear that the proposed re-zone to R2 is a wolf in sheep clothing.

Sincerely,

Mike Agee
Paradise Hills resident

Scott Peterson

From: Bill and Carol Scott <barkscott@hotmail.com>
Sent: Friday, April 27, 2018 7:08 AM
To: Scott Peterson
Subject: Weeminuche subdivision

To: Scott Peterson, senior planner
City of Grand Junction

Dear Mr. Peterson and Planning Commission,

My wife and I have lived at 823 26 Rd. since 1984. Our home is on 8 acres across 26 Rd. from the Weeminuche Subdivision. We are extremely concerned about the proposed Weeminuche development.

In 1995 there was extensive opposition by neighbors near the proposed dense housing associated with the annexation of Dr. Saccomanno's farm land. At that time a meeting with the neighbors, Dr. Saccomanno, Parkerson Construction, and Mark Achen, city manager, enabled a compromise. This compromise of 220 homes on the property was both a legal document, Ordinance 2842, and a "gentleman's agreement". The neighbors were told by all involved parties the 220 home number would never be exceeded. The opposing neighbors were disappointed by the agreement of 220 homes as it "**does** not fit" the five acre average of the surrounding homes and small farms, but at least we were confident it would not ever be more dense.

Overturing Ordinance 2842, which is the compromise plan, should not be a consideration. A person or a City Council's word is respected in Grand Junction. I respect the City Council's integrity. Please respect the compromise that was negotiated and agreed upon in 1995. It will have significantly less of a negative impact on the area surrounding Weeminuche.

The roads adjacent to the proposed development, both 26 and 26 1/2, were built as "farm to market" roads. They are heavily traveled now. For most of the area north of G Rd. there are no shoulders with nothing but weeds and a drop off just a few inches outside the white line on either side.

For city bikers wanting to get to less crowded roads north and west of the city, 26 Road is the main route to get there. Once they make it to 26 and H 3/4 Road they head west where it is safe to ride. It is a dangerous situation now and will become even worse with future development.

The developers who spoke at the City Planning meeting told me at the 10 minute break "we plan to do nothing to improve 26 Road" and the only road improvements would be near the entrance on 26 1/2 Rd. The developer should be required to put shoulders on both side of 26 Road and 26 1/2 Rd. along the 3/4 mile stretch they are developing. Many

more improvements are obviously needed all the way south to G Road. This is one of the many reasons even 220 homes "does not fit". Approximately 190 homes as presented in the Saccamanno plan would be a reasonable development.

Thank you for your consideration in this extremely important decision,

William Scott, M.D.



Immaculate Heart of Mary Catholic Church

790 26 1/2 Road

(970) 242-6121

Fax (970) 256-0276

Grand Junction, Colorado 81506-8350

Mr. Scott Peterson, Senior Planner
 City of Grand Junction
 250 N 5th Street
 Grand Junction CO, 81501



April 25, 2018

Dear Mr. Peterson,

I am writing you today to register some concerns regarding the proposed development called the Weemunuche Subdivision. I only found out about it because I was approached by one of the neighbors of my parish who informed me of the planned development which is moving forward. I'm curious as to why Immaculate Heart of Mary Parish or Holy Family School were not included in the consultation as this project was going forward as of recent times. My parish budget represents a contribution of almost \$1 million annually to the economy of Grand Junction. When we add the school to that, it's nearly \$3.5 million. We hire local businesses for upkeep of our plant, new construction, repairs, and other kinds of services as necessary. It is our policy to keep business in Grand Junction. Almost all of our purchasing is done from local retailers, or commercial supply companies. We just re-paved our parking lot and reroofed our church to the tune of over \$400,000. Again, we chose local contractors though there were others from outside our area who bid on those jobs. That is a major contribution, in my book. Yet, neither the school nor my parish were consulted or invited into the conversation.

That being said, there are other concerns that impact both the neighborhood and the school and parish communities. These concerns must be addressed in the development plan due to its impact on the neighborhood as it currently exists as well as the church and school populations. The safety of pedestrians is also a problem. The impact on traffic is a problem and the infrastructure itself, which seems to be endlessly in some form of repair, is a problem.

Our school and parish already make for a substantial volume of traffic every day on both 26 1/2 Road and H Road due to

1. Many large funerals (as many as 200+ automobiles per funeral),
2. School drop-off and pickups (roughly 200+ automobiles twice daily)
3. Late afternoon and evening programs on weekdays (50-150 automobiles 4 nights per week).

The weekends are also heavy with traffic.

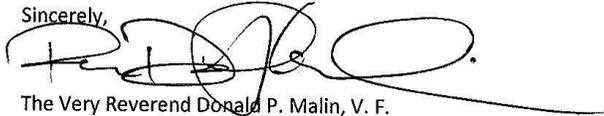
1. Educational, religious and community programs on many Saturdays
2. Two Masses on Saturday, minimum (excluding funerals, weddings and Quinceañeros celebrations)
3. Three Masses on Sundays
4. Sunday fellowship and Study gatherings meetings and other gatherings.

When the Air Show happens, we have people parking all the way down to our intersection. With the addition of 300 new homes in a high density development, we estimate anywhere from 450 to 600 more automobiles passing through that intersection a minimum of two times daily. This addition of the Weemununche development will dangerously impact our neighborhood.

Because there are no curbs in gutters on H Rd. except for those that we were required to provide when we built the church, pedestrian traffic, exercise jogging, and walking dogs a dangerous proposition for the neighbors. They simply run on the streets. I notice as I look around the city, that none of the other developments on the north side of Patterson, including the new ones that have gone up since I came three and a half years ago, have any curb and gutter along the main thoroughfares required of them. Are these needs being planned for throughout the city for safety's sake?

We would urge you and the planning commission to re-evaluate the burden this development will put on the two two-lane roads that would be used by this greater load of automobile traffic. The bridges over I-70 will become a bottleneck for those who live in the neighborhoods north of the Interstate. The City will have to condemn or purchase easements from all the houses on 26 and 26 1/2 Roads from G road up to the entrances of the new developments to accommodate the traffic, utilities and other services. Our recommendation is that the Commission leave the density comparable to that of the already established developments in our area.

Sincerely,



The Very Reverend Donald P. Malin, V. F.
Pastor, Immaculate Heart of Mary Parish

Scott Peterson

From: GLENN KEMPERS <gnckempers@msn.com>
Sent: Friday, April 27, 2018 10:46 AM
To: Scott Peterson
Subject: Fwd: Weiminucci Subdivision City Council

From: GLENN KEMPERS [<mailto:gnckempers@msn.com>]

Subject: Fwd: Weiminucci Subdivision City Council

Please include our letter with the Weeminucci agenda items to the City Council Members and interested parties.

Thank You

Sent from my iPad

Begin forwarded message:

From: GLENN KEMPERS <gnckempers@msn.com>
Date: April26,2018
To:
Subject: Fwd: Weiminucci Subdivision City Council

From: GLENN KEMPERS <gnckempers@msn.com>

To: GJ City.org
Subject: Subdivision City Council Meeting 4/26/2018

Dear Hon. Rick Taggart
City Council of Grand Junction Members

From: Cindy and Glenn Kempers
819 26 1\2 Rd
Grand Junction, CO
C. 970-623-9719

Thank you for this opportunity to state our thoughts on the proposed Subdivision development. My husband Glenn and I have lived 45 years here.

We know change happens, but we

Because of a previous commitment, we are unable to attend the December 6 meeting.

We agree with our neighbors who are concerned about the increase impact on all services that will be affected by these 303 homes. Transportation is the most immediate thought impacting our road system. Currently, we think traffic is already especially congested at certain times of the day. I (Cindy)spoke at the P & Z Sept 26 meeting describing some issues on Freedom Heights roadways and new homeowners on 1 acre lots. our personal encounters on 26 1/2 Rd have increased since the new Subdivisions are in, not to mention new development. Bicyclists and pedestrian have little defense on roads without bike lanes and fast cars and pickups.

Additionally, we are concerned about the impact of the concentration of people in this area. Many have moved into the GJ area escaping situations that this Subdivision will produce. Human nature needs space to avoid conflict. We all need clean air which is generated by trees and green planting. Pavement and housing obliterates such precious commodities. Noises and Light pollution, smells of petroleum are other impacts that can destroy one' ability for recouping serenity and peace. Movement, activities of living are another way the quiet country life will be lost. There are tightly knit areas in our city with sizable problems which occur due to over crowding. We were impressed by a previous neighbor's statement at the 2008Council meeting that concentrating 58 dwelling in the SE 40 acre corner in this property is likely to produce a ghetto. That is no one's wish. A previous owner of the property stated that poor people need a place to live also. The delineation of class is not the issue here. Numbers of people congregated in a small area is the issue.

The open space stated this project is on the Leach Creek wetland designated live water year round. Fish & Game dept and Soil Conservation stated this wetland must not be disturbed, or they should be notified.

Thank you for your consideration.

Cindy and Glenn Kempers
819 26 1/2 Rd
Grand Junction, CO. 81506
Gnckempers@msn.com
C. 970-623-9719

Sent from my iPad

27 April 2018

TO: Members of the Grand Junction Planning Commission
 RE: Proposed rezone of Weemunuche Subdivision
 250 N 5th St
 Grand Junction CO 81501

We are writing to oppose the proposed plan to rezone the 151.18 acre Weeminuche Subdivision (Figures 1 and 2 at end of letter). We continue to oppose any plan as documented in letters on 17 September 2017 to City of Grand Junction Planning Office and on 27 June 2007 to Mr. Ken Kovalchik, Senior Planner, City of Grand Junction.

Existing City Ordinance 2842, a Planned Development (PD) enacted from May 1995 meeting of City Council, provides visionary compromise agreed to between the previous landowner and nearby residents. The proposed rezoning is a specious attempt to eliminate Ordinance 2842, which has been entirely ignored in ALL past plans for development. Such rezoning would not only dishonor the agreement that we residents have trusted and relied upon, constituting false assurances, but would replace a far superior plan to develop the tract with no plan at all. The tract proposes rezoning to R-2 without any specific plan for development. For purposes of discussion, we address the specific R-2 plan rejected by Planning Commission at the 26 September 2017 meeting.

About 100 residents attended the Neighborhood Meeting on 26 March where the "plan" before you was introduced. There, the developer of Freedom Heights Subdivision, adjacent SW from Weeminuche Subdivision, asked for vocal response from any resident who supported the plan; the response was silence. We residents are in solid opposition to ANY plan that attempts to replace our assurance from Ordinance 2842 for development as promised by the City in 1995.

First, we point out a few of the plethora of problems with the proposed rezoning:

- Goal 7 of the City Comprehensive Plan, which states that "City and County will balance the needs of the Community" is completely ignored in the plan. There is NO buffering transition. By 1995 the area surrounding Weeminuche Subdivision was well established as rural; currently about 1/3rd of the surrounding parcels graze horses, llamas, alpacas and other large animals (Figure 3). The rezoning plan proposed in September would have embedded 1 of every 50 City residents within the midst of farm animals; densities would be more than 12 times higher in the suburban development than in adjacent unincorporated County across a full linear mile of 26 and H 3/4 Roads, and 3 times higher than Freedom Heights adjacent to SW (Figure 1). A buffer zone a mile wide divides urban subdivisions within City of Fruita and adjacent agricultural zones. The same R-2 rezoning requested in September 2017 provided a wall and setback of 10-95 ft from easements that follow the two roadways that divide City from Mesa County.
- All major thoroughfares negotiate hilly terrain and are virtually devoid of shoulders (Figure 3). Development according to rezoning will locate 1 in every 50 residents of The City on less than a quarter section of land, creating a huge negative effect on efficiency and safety of automobile, pedestrian, and bicycle movement. The huge added increase in traffic will require traffic lights on G Rd at 26.5 and 26 Rds, and 3 roundabouts on H Rd according to the Traffic Impact Study. Plans concurrent with development are essential to ensure safe passage on roads leading away from the area, all with absolutely no shoulders. At risk are horses kept at many adjacent County and City residences, pedestrians, and bicyclists (Figure 3). This doesn't sound consistent with Goal 9 of the

City Comprehensive Plan to us. How will the City implement and pay for the long list of road upgrades needed, and what will the schedule be?

- Goal 5 of the Comprehensive Plan aims to provide a "broader mix of housing types". Ordinance 2842 highly promotes this objective. How does wall-to-wall housing at maximum density following the September 2017 plan to rezone accomplish this?
- Where are the attractive public spaces of Goal 8 in the Weeminuche development plan? All land to remain undeveloped is unusable for home sites, particularly the 22 acres of floodplain along Leach Cr. In many developments that we've seen elsewhere, floodplains have been converted into fine recreation areas, such as green parks. It is essential to have a commitment for development of recreational resources in plan for development.
- The September Weeminuche development plan required a 17 year period for completion, 7 years beyond the maximum allowed, and no mention of any consideration for wildlife or close proximity to airport, or for current residents.

We anticipate that many residents will speak to you on 8 May to describe these problems and many more. Instead we will describe our graphic representation of Ordinance 2842.

Ordinance 2842: The City's compromise promise to preserve the neighborhood: The criteria for development of the 151.18 acre tract bounded by H.75 Rd, 26 Rd, and 26.5 Rd was defined from a long and contentious meeting of the City Council in May 1995 by Ordinance 2842, which passed 4-3 after several failed motions:

The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties: (legal description follows)

Honoring City's compromise promise to residents: At the May 1995 City Council meeting to address annexation, the landowner requested RSF-4 zoning for Weeminuche Subdivision. Most residents of the 86 parcels within the 1/4 mile wide 320 acre (3.72 acres per parcel) swath surrounding on the west, south, and north sides were at that meeting and still reside here; they requested retention of AFT zoning (5-35 acre lots) specified by the Appleton Plan that preceded annexation and had been approved by Planning and Zoning Commission. The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Within this vast rural low density region are Quail Run, Red Ranch, Northside, and many other subdivisions that blend in well with surrounding agricultural land and are unrecognizable in Figure 2.

Simplicity of plan: To apply the constraints of Ordinance 2842, we imagine standing on a lot in the center of Weeminuche subdivision, where we see lots becoming smaller eastward towards Paradise Hills, and larger westward towards unincorporated Mesa County. How do we quantify this into precise parcel densities? The fairest means is to simply average parcel densities surrounding the subdivision and apply these averages to the development. The development covers nearly 160 acres, and so is conveniently divided into 40 acre portions. The parcel density for each 40-acre portion within the development is equated to the average for the 3 adjacent 40 acre portions outside the development. This very simple approach results in a plan for 122 parcels that grades as required and can be constructed entirely within RSF-2 zone (Figure 4). The visionary requirement that parcel density must grade from high suburban to low agricultural density ALL WITHIN RSF-2 zoning ensures seamless density transition between the two,

satisfying Goal 7 of the City Comprehensive Plan 5 years before it would be written. That is, all lots must satisfy minimum requirements for RSF-2 AND lot sizes must increase westward, but NONE of the lots can be smaller than the minimum. These requirements for density gradation were reaffirmed and application of gross density denied in a 1 June 1995 letter from City Manager Mark Achen to *Dr. Saccomanno* (excerpt of paragraphs 6 and 7 of 8):

We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public-rights-of-way, open spaces, wetlands, etc. have been identified.

Following Ordinance 2842 solves the problem that the Weeminuche development plan is too dense for the area. Additional stress on existing roadways will be strongly mitigated not only by a considerably lesser populace, but by the demographics of new residents.

Parcel density for proposed rezoning: A careful look at the September 2017 plan, created to achieve the maximum allowable (gross) density of 2 homes per acre, miserably fails lot size standards for R-2 zoning due to exclusions for undevelopable land and right-of-ways. Only 7 of 303 lots exceed minimum lot size of 21,500 sq ft (0.494 acre) required for RSF-2, and only 35 of 303 (1 in 9) lots exceed minimum lot size of 17,000 sq ft (0.390 acre) required for R-2. More than 75% of lots are smaller than 0.30 acre and 45 of these tiny lots are 0.24 acre. **THIS DEMONSTRATES WHY REZONING IS BEING REQUESTED; THE PLAN FALLS SQUARELY INTO R-4 ZONING, EXPLAINED AS "UNDERLYING ZONE", DUE TO IMPROPER MANIPULATION OF ZONING CODE.**

Housing variety: Goal 5 of the Comprehensive Plan aims to provide a "broader mix of housing types". The density gradation of Ordinance 2842 is exemplary. Every resident, whether inside or outside of the subdivision, enjoys a compatible neighborhood on all sides. Residents who have migrated to our neighborhoods, attracted by its quality living and extraordinary stability, include highly accomplished professionals such as a recent City mayor, doctors and lawyers, many who have resided here for 30 years and much longer. Development as promised by Ordinance 2842 offers a similar neighborhood within the western part of the Weeminuche Subdivision to attract similar new residents.

Honor the promise of Ordinance 2842, a visionary compromise by the 1995 City Council: The City has received its 30 acre parcel across 26.5 Rd from the Catholic Church, the landowner obtained zoning coupled with sewer service from annexation that enables suburban development at the highest density consistent with surrounding, established rural neighborhoods. Residents of 183 rural parcels and 818 suburban parcels within the half mile surrounding Weeminuche Subdivision have awaited fulfillment of the visionary compromise of Ordinance 2842 made in their behalf. Instead, The City has manipulated and improperly transformed this ordinance into proposed plans that circumvent requirements of Ordinance 2842, most egregiously the visionary requirement for transition. We ask the City to reject the proposed plan and to await a plan that best suits and preserves this lovely part of the Grand Valley, one that honors the Ordinance 2842.

Jan and Richard Warren
2622 H Road
Grand Junction, CO 81506

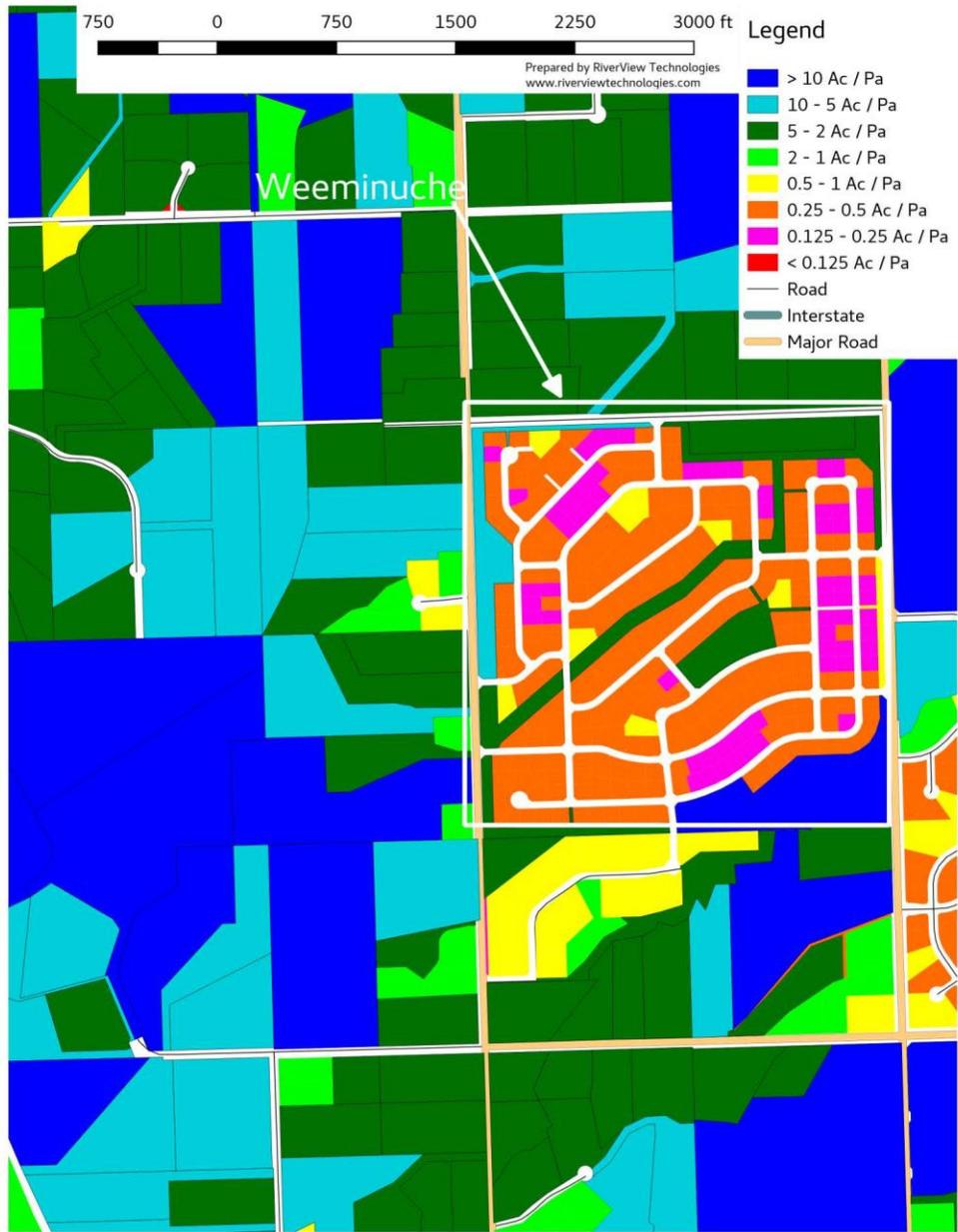


Figure 1. Parcel density for proposed 151.18 acre Weeminuche subdivision, 303 total parcels.

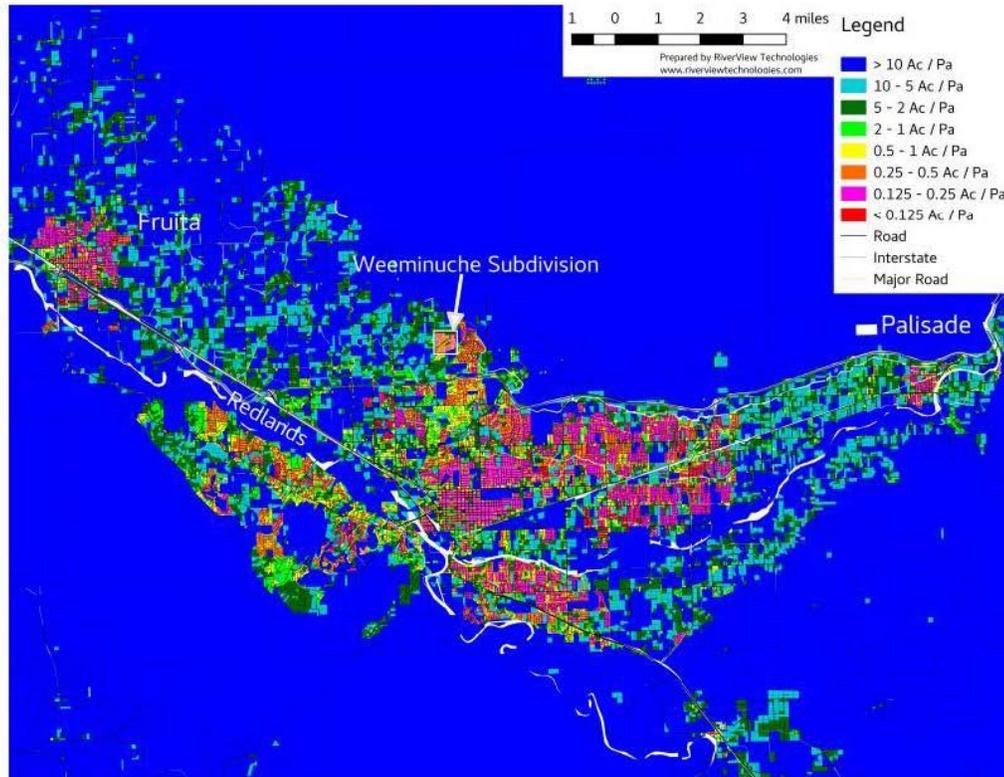


Figure 2. Parcel density for 151.18 acre Weeminuche subdivision proposed in September 2017, 303 total parcels, compared to densities throughout Grand Valley.



Figure 3. Left: Farm animals are common residents of area surrounding proposed development. Right: View north on 26.5 Rd (7th St) 1/4 mile north from H Rd.

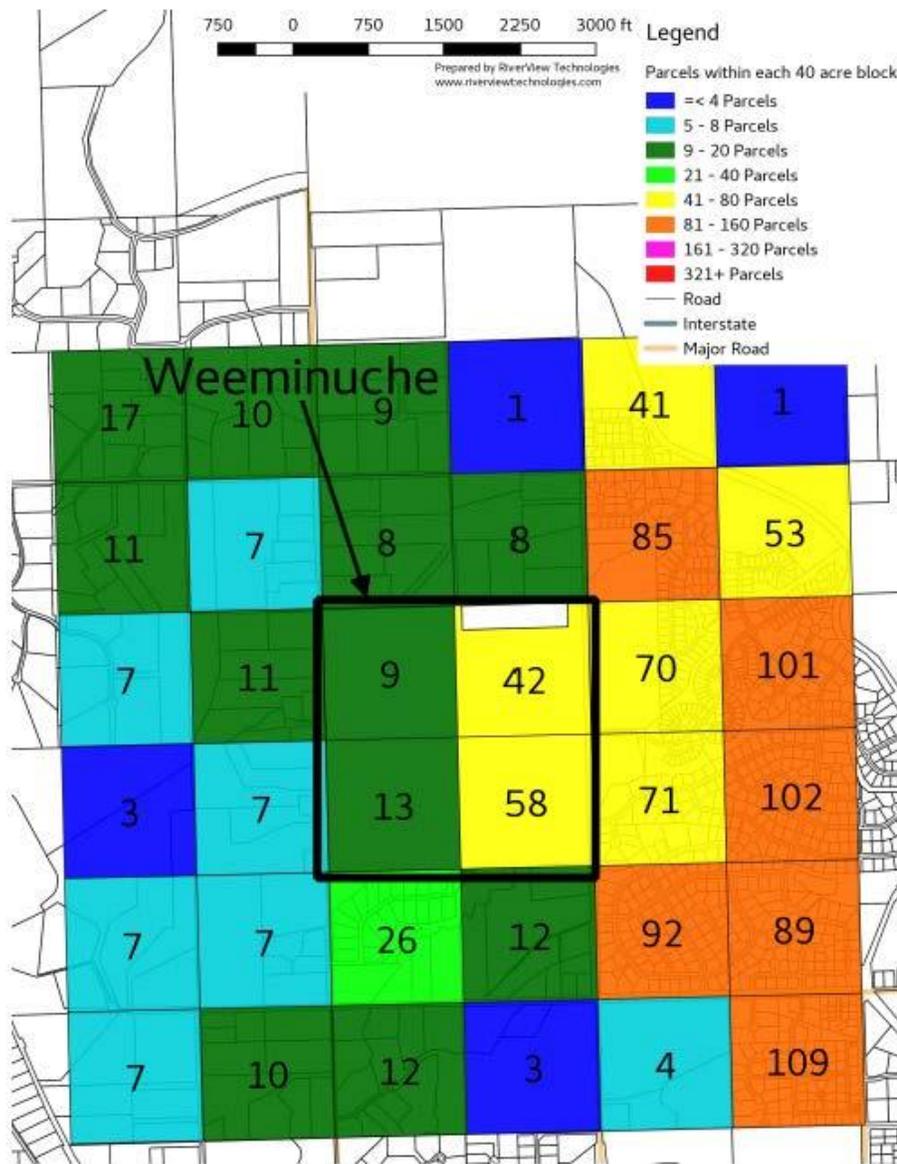


Figure 4. Number of parcels for each 40 acre tract calculated for 151.18 acre Weeminuche subdivision to match average for three immediately adjacent 40 acre tracts outside subdivision. Number of parcels for northeasterly 40 acre tract within subdivision is adjusted for smaller (31.35 acre) area.

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

Please Respect Sacamano plan -
2 houses per acre
your plan has to much density
and will not be very safe traffic
wise. ~~on~~ once the land is gone it's
gone you never get it back - please
be honest and don't try to slight everyone
Karin & Mike Baker

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

This meeting was purely a con job
to attempt to pass something that failed
last year.

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

Once public access areas, streets, wetlands, etc. are removed from the total acreage that will be used for homes, the resulting density will be much more than the neighborhood now has -

Also, ~~H~~Rd, 26 Rd, 26 1/2 Rd and overpasses on those streets are already narrow and cannot safely accommodate more traffic.

d

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

1. Do not support the Rezone!
2. City should live up to the ordinance that was agreed to.
3. City should expand and improve 26 + 26 1/2 BEFORE ANY devel.
4. Rezone + subdivision does not blend with existing small acreages.
5. Devalues existing homes.

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

This density was already rejected by the @
Planning Com because of traffic + safety
so why is it being considered again

Breman
VISTA way

Comment Sheet
Neighborhood Meeting – 26 Road, LLC - Rezone
Monday, March 26, 2018

Go back & look at
original sacamano plan.
It should still be legal.
Be honest, This shouldn't be
about \$\$\$, how about quality
of life? Monica Peterson

Scott Peterson

From: Sandra Nesbitt <mail2sln@icloud.com>
Sent: Friday, April 27, 2018 1:58 PM
To: Scott Peterson
Subject: Weeminuche Subdivision...OPPOSITION!

April 26, 2018

To Scott Petterson, Senior Planner, City of Grand Junction, CO:

I just got word today (April 26, 2018) by indirect means that the Weeminuche “plan” to **“get rid of Ordinance 2842 zoned RSF - 2 (in the words of the City Planning Department) will be presented** May 8, 2018 to the Planning Committee. I understand....letters and e-mails addressing this proposed action must be received no later than April 27, 2018 . What is going on!?? **This gives me ONE DAY notice to OPPOSE this action.!!** I have received no personal notice, yet, live in the area and it has an impact on ME, OUR property and LIFE STYLE!

All people in the area or the NORTH section of Grand Junction should have been informed of the “NEW PROPOSAL and CHANGE”.....NOT just within a 500 ft. area! We are ALL impacted! It seems to meby law we should be informed at least a month before presentation of a change in zoning in any area.....via e-mail, internet, newspaper, etc. Many of us have never been officially informed.....NOW....we have only ONE DAY to oppose this action for **ZONE change**. Is this fair? How sneaky!! (as an added note: Several years ago our property was “secretly” at a 3 AM planning meeting annexed into the City...with NO notice to us. So....here we go again!) An increase in taxes seem to be the only concern for the developers and the City....with little regard for the residents in an area.

Our property is on a ridge above Leach Creak and “we look out” to Freedom Heights Subdivision (which we opposed but the City approved the development of the property, anyway, and has already caused problems and an ugly sight!) We can see the Weeminuche land further north and passionately **disapprove of the “new Plan” of getting rid of ORDINANCE 2842 which has a zone of RSF-2.....not R-2!**

We chose to live in the north section of Grand Junction because of the life style, low density with acreage for farm animals or planting large organic gardens, vineyards, etc.... if desired on a hill. We did **not** choose to live in the subdivision of Paradise Hills where the houses are squeezed together with no acreage. We also

enjoy the wildlife in the rural area (though not like we saw at our former home in Africa) and seeing the OPEN areas, farm lands, beautiful houses on acreage, the desert.... Bookcliffs, Grand Mesa and Monument

In this area there are narrow rural roads (some quite hilly) with no specific plans for upgrades for sidewalks or wide paths along the road to accommodate traffic at the suburban traffic level. Even NOW.... walkers, hikers, bicyclists or the handicapped in wheelchairs are at danger and have NO PLACE to go to avoid FAST traffic and motorcycles!!!! **Safety** should be considered for all residents. Also, noise from the airport...with planes flying low overhead and possible accidents should be considered.

We will always be lowest in priority for road upgrades as this area is rural (we want it that way) and it does not lead easily to businesses, hospitals in town or to the mall in a fast manner. Currently, there is a bottle neck of heavy traffic on 26 Road, 26.5 Road, 27 Road as well as H and G Road. (I have even been given “the finger” in trying to leave my driveway on H Road”!!!) The Freedom Heights subdivision is part of the traffic problem as well as IMMACULATE HEART OF MARY CHURCH AND SCHOOL on H and 26.5 Road. Again...**safety** should be of concern.

If people want to live in a high density area (with no acreage or raising farm animals, growing their own large garden of organic food, enjoying the wonderful wildlife in beautiful Colorado....then....fine.... they can move to areas in Denver, LA, SF, NYC or other parts of GJ and enjoy that kind of “close living arrangements”but NOT ME.

The Planning Commission, City Counsel, etc. should consider the residents of NORTHERN Grand Junction. Please respect ALL of the residents/neighbors in the area as we ALL chose to live in this part of the VALLEY. **A subdivision of Winnemunche magnitude is NOT appropriate for this area!**

Again.....**NO. NO. NO** to getting rid of Ordinance 2842 which is zoned RSF-2 (the OLD way of Zoning)NOT R-2which means 2 house per acre! **NO !!!**

Thank you,
Sandra L. Nesbitt
2616 H Road
Grand Junction, CO 81506
970-241-4833

Scott Peterson

From: karencd@bresnan.net
Sent: Friday, April 27, 2018 3:23 PM
To: Scott Peterson
Subject: Weemunuche Subdivision

to: Scott Peterson, Senior Planner

I am writing in regards to the attempt to establish a "cluster development" in the Weemunuche Subdivision.

This plan is not right for this part of town, and we've all bought our homes here because this is where we have chosen to live based on the City's promise written into Ordinance 2842. We all know that this proposed dismissal of the ordinance is wrong for our neighborhood and wrong for the City.

Our neighborhoods are at the edge of town. Therefore, traffic is forced almost entirely southward, a severe bottleneck would result down 26 and 26.5 Rds. There are no specific plans to upgrade rural roads plus absence of sidewalks to accommodate suburban level traffic effects that threaten safety of drivers, pedestrians, and bicyclists.

It has been brought to my attention that since we are at the edge of the city, needed improvements would serve only our local population, and not benefit the general public. Nobody from another part of town needs to drive through our neighborhoods to reach the mall. So, if there are no plans for improvement that dovetail with housing development, we will always be lowest in priority for road upgrade, which consequently will never happen.

I ask you to act with integrity and honor and follow the existing plan, formalized by the May 1995 meeting of City Council as Ordinance 2842, which requires matching densities inside development with those outside development, and lot sizes governed by RSF-2, none smaller than 21,500 sq ft (0.494 acre).

Thank you so much for your attention and consideration to our appeals.

Karen Duignan

744 Corral Dr.

Scott Peterson

From: mjpgdouma@bresnan.net
Sent: Friday, April 27, 2018 3:30 PM
To: Scott Peterson
Subject: Weenimuche subdivision

We are writing to state our opposition to the proposed Weenimuche subdivision between 26 and 26 1/2 road. Please visit the are if you haven't already and note the infrastructure in place. It can barely handle the existing traffic without adding another 2-300 residences and the traffic they would bring. The roads are narrow and two lane. Add a bicycle and you have a real problem.

My understanding is the proposal varies greatly from the intended original use of the land.

The developer should not be allowed to come into the area and reap the benefits of a housing boom without being willing to invest in the area as a whole to make it a better and safer place.

As it stands please note our opposition.

Park and Mary Jane Douma
868 Grand Vista Way
Grand Junction, CO 81506

Scott Peterson

From: Judie Peach <judiepeach@yahoo.com>
Sent: Friday, April 27, 2018 4:02 PM
To: Scott Peterson
Cc: Katherine Portner
Subject: Weeminuche

We are writing regarding hearing that Ordinance 2842 is not planning to be honored by the planning commission for Grand Junction.
Why is this issue raising it's ugly head again????????????????? Please honor the original plan. Let us please keep the quality of life promised us 20 years ago. The infrastructure cannot support the amount of traffic this will generate in this neighborhood. The traffic from Holy Family School is a significant impact already. Is this about money (greed) ? Enough.
Thank You.

Bob & Judie Peach
2667 Catalina Drive
81506

Scott Peterson, Planning Director
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Dear Mr. Peterson,

We are writing this letter to let you know of our concerns regarding the proposed Weeminuche subdivision on 26 1/2 Road. Per the meeting on March 26, 2018, everyone voted and agreed that the zoning should stay to the Sacamano Development Plan.

As such, the developer's last proposal of 303 houses on 150 + acres is way out of proportion for the current density of the infrastructure. The roads, at this time, are certainly not equipped to handle the enormous amount of traffic that will occur after the new subdivision is built. The city has stated that they are not going to put forth any money for new roads. That doesn't work for the people who live there. Also, for such a large dense neighborhood with its increased traffic, sidewalks should be put in for the protection of pedestrian's safety. As of this writing, no plans have been put forth. So even now, there is no edging along our roads for the walkers and bikers leaving them at the mercy of the cars. A high density neighborhoods would only exacerbate the problems. Safety is an issue that needs to be addressed.

After thinking more about it, there is also concerns about increased crime in such a densely proposed neighborhood. Will there be extra police protections? Furthermore, citizens moved into their present neighborhoods to enjoy space and country atmosphere. I believe it was mentioned that Dr. Sacamano had stated in his will and told the neighbors in the surrounding area that there would only be 2 houses per acre. The newly proposed development proposed plan was voted down by the City Counsel. The current zoning is null and void and reverts back to the Sacamano Development Plan. Why are we even starting the process all over again for the increased housing?

Yours truly,
Frustrated Concerned Citizens
Mike and Karen Bales
2664 Brush Court
balemk@charter.net

Exhibit 4

WEGENER SCARBOROUGH
YOUNGE & HOCKENSMITH LLP
a limited liability partnership of
ATTORNEYS & COUNSELORS

743 HORIZON COURT
SUITE 200
GRAND JUNCTION, CO 81506

BENJAMIN M. WEGENER
BEN@WEGSCAR.COM
970-242-2643, EXT. 203

April 30, 2018

*Via Email to johns@gjcity.org &
Via U.S. Mail, Postage Prepaid, To:*
Mr. John Shaver, Esq.
Grand Junction City Attorney's Office
250 N. 5th Street
Grand Junction, Colorado 81501

Re: *The Proposed Weeminuche Subdivision & Ordinance No. 2842*

Dear Mr. Shaver:

As you know from my previous correspondence, I represent Rick and Jan Warren ("the Warrens"), who reside at 2622 H Road, with respect to the above referenced matter. In this regard, I am writing again to discuss the proposed Weeminuche Subdivision and Ordinance No. 2842, which I understand will be a topic of discussion at the May 8, 2018 Planning Commission Meeting.

In short, the Warren's oppose the proposed Weeminuche Subdivision and the repeal of Ordinance No. 2842. In fact, the Warrens had believed that this matter had concluded last December when the owners of the land comprising that proposed Subdivision had pulled their application from the City's consideration (as you know, this was done only after the Subdivision was rejected by the Planning Commission even though Ordinance 2842 remained in place through the whole process, raising real questions about the City's enforcement of its own ordinances). However, it now appears that the City is taking active steps to help those owners complete their proposed Subdivision by working with them to repeal Ordinance No. 2842, which would pave the way, so to speak, for the approval of the Weeminuche Subdivision. While I am not surprised that the City would give preference to a private landowner in order to complete a Subdivision in violation of the City's prior contractual agreements and ordinances, I am surprised that the City is ready to alienate a number of its residents and face a significant amount of opposition to do so.

Mr. John Shaver, Esq.
April 30, 2018
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That said, and as you know, Ordinance No. 2842 has been in full force and effect since the 1990's. As such, the Warrens, as well as everyone else in that area who purchased property since 1995, had the right to proceed upon the assumption that the City of Grand Junction would "follow the dictates of the charter and the ordinances enacted pursuant thereto" See *McArthur v. Zabka*, 494 P.2d 89, 93 (Colo. 1972); see also *Park Hospital Dist. v. District Court of Eighth Judicial Dist.*, 555 P.2d 984 (Colo. 1976). As such, my clients, and likely many others, are prepared to take any and all necessary action to oppose any attempts to repeal Ordinance No. 2842 and permit the Weeminuche Subdivision to move forward.

In 1995, the appropriate decision to limit the development of the land comprising the Saccomanno Girls' Trust in accordance with Ordinance No. 2842 was reached. Any change or repeal of this ordinance would deteriorate the City's intent to respect the requirements of the Trust when the land in question was annexed. Further, any such attempt to repeal or replace Ordinance No. 2842 would be contrary to the City's 1995 promise to limit any development to a maximum of 220 units on the Trust's property.

If the City goes back on its promise to limit the maximum number of units to be developed on the property in question to 220 units, one could argue that the City has committed an unconstitutional taking and the Warrens, along with many others, would have to give considerable consideration to filing suit against the City. In support of this position, it should be noted that Colo. Const. Art. II, at Section 14, states that "[p]rivate property shall not be taken for private use unless by consent of the owner." Additionally, it has been stated that:

A de facto taking does not require a physical invasion or appropriation of property. Rather, a substantial deprivation of a property owner's use and enjoyment of his property may, in appropriate circumstances, be found to constitute a 'taking' of that property or of a compensable interest in the property.

See *City of Colo. Springs v. Andersen Mahon Enters., LLP*, 260 P.3d 29, 33 (Colo. App. 2010) (internal quotations omitted); see also *G&A Land, LLC v. City of Brighton*, 233 P.3d 701, 706 (Colo. App. 2010). In fact, where a regulation places limitations on land that fall short of eliminating all economically beneficial use, a taking nonetheless may have occurred, depending on a complex of factors including the regulation's economic effect on the landowner, the extent to which the regulation interferes with reasonable investment-backed expectations, and the character of the government action. See *Palazzolo v. Rhode Island*, 533 U.S. 606, 617 (2001); see also *G&A Land*, 233 P.3d at 706.

With that being said, given the current proposal for the Weeminuche Subdivision, the area in which the Warrens reside, as well as many others, will experience a drastic increase in population, noise, and traffic congestion, among other things, if that Subdivision is approved. Further, the homes that will be built in that development will be significantly less valuable than

Mr. John Shaver, Esq.
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what is currently built in that area, and this development will obstruct the pristine views many current residents have in that area. In other words, if the City repeals Ordinance No. 2842 to allow for the development of more than 220 units as the City has previously agreed, the City's actions will degrade the Warren's property value, along with many others, and substantially deprive the Warrens of the use and enjoyment of their property, resulting in an unconstitutional taking. *See Palazzolo*, 533 U.S. at 617.

Last year the Planning Commission did not recommend the approval of the Weeminuche Subdivision for a number of reasons, but it appears that the City continues to help push this Subdivision through. However, if the City continues to act in a manner that is in derogation to Ordinance 2842, as well as the overwhelming opposition to the proposed Weeminuche Subdivision from residents in the area of it, the Warrens, and possibly many others, will need to consider all legal recourse they may have against the City. As such, I again ask that you provide this correspondence to the City Council and Planning Commission for their review and consideration in advance of the May 8, 2018 meeting.

Thank you, in advance, for your prompt attention to this matter.

Yours very truly,

**WEGENER, SCARBOROUGH YOUNGE &
HOCKENSMITH, LLP**

By 
Benjamin M. Wegener

OWNERS OF 2622 H ROAD

By Rick Warren



By Jan Warren



/bmw



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4174

AN ORDINANCE AMENDING THE EXISTING PLANNED DEVELOPMENT ZONE BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT R-4 (RESIDENTIAL – 4) ZONE FOR THE DEVELOPMENT OF 362 DWELLING UNITS FOR THE WEEMINUCHE ESTATES SUBDIVISION, LOCATED NORTH OF H ROAD BETWEEN 26 ROAD AND 26 ½ ROAD, WEST OF THE 26 ½ ROAD AND SUMMER HILL WAY INTERSECTION

Recitals:

A request for an amendment to the existing Planned Development zone on approximately 151.38 acres by approval of a Preliminary Development Plan (Plan) approval with a default R-4 zone, including deviations, has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-4) and deviations and adopt the Preliminary Development Plan for Weeminuche Estates Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-4 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the North Central Valley Plan and the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing more usable public open space and recreational amenities throughout the development than required. In addition, the Planning Commission and City Council determined that the request for additional density (60 dwelling units) satisfied the criteria in Section 3.6.B.10. of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. A parcel of land situated in the S ½ NW ¼ and the N ½ SW ¼ of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S ½ NW ¼ to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H ¾ Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet, running parallel with and 30.00 feet west of the east line of said S ½ NW ¼; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.0 feet west of the east line of said N ½ SW ¼; thence S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N ½ SW ¼; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses: 1) S85°55'46"W a distance of 246.52 feet; 2) N00°01'56"E a distance of 15.00 feet; 3) S86°59'39"W a distance of 23.87 feet; 4) S89°07'14"W a distance of 22.44 feet; 5) S88°22'07"W a distance of 196.46 feet; 6) S13°27'26"W a distance of 16.70 feet to the south line of said N ½ SW ¼; thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.38 acres more or less.

- B. Weemuniche Estates Subdivision Preliminary Development Plan is approved with the Findings of Facts and Conclusions listed in the Staff Presentations prepared for the August 28, 2007 and December 12, 2007 meetings including attachments and Exhibits, except for Exhibit F to the August 28, 2007 report which is composed of neighbors' letters with the correction of typographical errors in some attachments. Exhibit C to the December 12, 2007 is a contemplated phasing schedule. Exhibit C to the December 12, 2007 staff report may be changed as proposed by the applicant and as determined appropriate by the City Manager or her designee.

INTRODUCED on first reading on the 19th day of December 2007 and ordered published.

ADOPTED on second reading this 16th day of January, 2008.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of the Council



PLANNING COMMISSION AGENDA ITEM

Project Name: Amending Section 21.03.060 Cluster Development

Applicant: Tamra Allen, Community Development Director

Address: N/A

Zoning: N/A

Staff: Tamra Allen, Community Development Director

File No. ZCA-2018-183

Date: May 8, 2018

I. SUBJECT

Consider a request to amend Section 21.03.060 of the Zoning and Development Code addressing Cluster Development.

II. EXECUTIVE SUMMARY

The Applicant is requesting amendments to Section 21.03.060 of the Zoning and Development Code to address modifications to the Cluster Development regulations including sections addressing purpose, site layout, screening and buffering.

III. BACKGROUND

The Planning Commission has been actively discussing the cluster development regulations of the City's land use code since concerns were expressed about the regulations in hearings before the City Council in November. The Planning Commission met with the City Council in a joint workshop on November 9th to discuss the Cluster Development regulations, amongst other topics. The Planning Commission has since met in a workshop setting between December 2017 and March 2018 to discuss these regulations.

The City has maintained a Cluster Development provision in its Zoning and Development Code since at least 2000 and multiple developments have utilized this provision with little to no issue in the past. The Zoning and Development Code ("Code") allows residential subdivision development to maintain an overall density of an entire developing area by "clustering" lots more densely in subareas while preserving open space in other subareas. The result is an allowance for smaller lots and closer setbacks in the development than the zone might otherwise allow, but more open space than would otherwise be preserved.

Clustering can be allowed/encouraged by the Director under certain criteria and implemented at the time of subdivision design (e.g., at the "preliminary plan" stage). The

purpose of Cluster Development is to allow for and encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while allowing development at the same overall density allowed by the underlying zone district. For development to utilize the Cluster Development provision, the Code requires a minimum of 20% of the land area in a proposed subdivision to be dedicated open space while the benefit to the developer becomes the ability to be more flexible in the minimum lot sizes and bulk standards of each lot within a development.

Currently, clustering is allowed in all lower density residential zone districts including R-R, R-E, R-1, R-2, R-4 and R-5. When applied, the maximum overall density of the zone district still applies (eg. R-2 still would be developed at a 2-dwelling unit per acre density), but the lot sizes can be reduced and the corresponding bulk standards (setbacks, width, frontage, setbacks, lot coverage, and height) applied. The minimum lot size that is applied is determined based on a prescribed formula in the land use code that gives proportional decrease in lot size benefit based upon the amount of open space that a development preserves. The relevant bulk standards are then derived by using the bulk standards of the zone district that has the closest corresponding minimum lot size.

When discussing the issues surrounding Cluster Development, the Planning Commission narrowed their concerns to four main issues including 1) Appropriateness of buffering, 2) Appropriateness of lot sizes allowed, 3) Appropriateness of level of review, and 4) Clarification of purpose. The discussion resulted in the Planning Commission providing recommendations for revisions to Code sections related to purpose, site layout, screening and buffering.

Purpose. The Planning Commission discussed the need to ensure that the purpose and intent of the Cluster Development regulations were articulated appropriately. Of concern was the need to both ensure and reinforce that development utilizing clustering should be developed at the same density as allowed by any other subdivision of the property and as allowed by the zoning of the property. As a benefit to the City, clustering helps some developments achieve the density of development that the City's adopted Comprehensive Plan envisioned. As such, the Planning Commission recommended revisions to the purpose statement of the Cluster Development Regulations as follows (additions in red and underlined, deletions struck through):

~~-(a) — To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

Buffering. Concern was expressed that if a development proposed utilization of the buffer regulations that adjacent properties with an equal or lesser zoned density would be detrimentally impacted. Discussion on this issue ranged from requiring a buffer of a specific depth from a property line to wanting to maintain flexibility in design as each site maintains different characteristics such as topography or type of adjacent development that would be important to consider. Ultimately, the Commission agreed that maintaining the existing code language that requires buffering in a non-prescriptive fashion was important as they did not want to impose a one-size-fits-all approach to how a development may appropriately buffer. The Commission recommended that the buffering section be reworded to reflect these intentions and also suggested that additional language be added that further outlines the intent of buffering to work to enhance the compatibility between properties. To address this intent, the following code revisions were recommended (additions in red and underlined, deletions struck through):

21.03.060(i) ~~Landscaping~~ Buffering.

~~(1) The perimeter of a cluster development which abuts a right-of-way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

(1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.

(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer shall take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

Minimum Lot Size. Planning Commissioners expressed concern regarding the size of lots in which a cluster development may be able to achieve relative to the minimum lot standards of the property's zone district. The most significant concern was the perception that property owners may assume that those adjacent properties with the same zoning would be developed having lot sizes that were the same or similar to their own. As a matter of example, there was concern expressed that a property such as an R-1 zoned property with a minimum lot size of 30,000 square feet could reduce the lot size using cluster development to 3,000 square feet.

Zone District	Minimum Lot Size	20% Open Space	30% Open Space	50% Open Space	66% Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq. ft.
R-E	1 acre	30,492 sq. ft.	23,958 sq. ft.	16,890 sq. ft.	3,000 sq. ft.
R-1	30,000 sq. ft.	21,000 sq. ft.	16,500 sq. ft.	7,500 sq. ft.	3,000 sq. ft.
R-2	15,000 sq. ft.	10,500 sq. ft.	8,250 sq. ft.	3,750 sq. ft.	3,000 sq. ft.
R-4	7,000 sq. ft.	4,900 sq. ft.	3,850 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
R-5	4,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.

Table 21.03.060: Sample of Lot Sizes based on percentage open space dedication

When the existing developments that have used the clustering provisions were reviewed, it was found that though some could have maximized the minimum lot size, none did. In addition, the developments always included a significant range of lots size with only a portion of the lots being on the small end of the clustering allowance for minimum lot size. For example, the provision of open space in the Spyglass subdivision allowed the R-2 zoned property to utilize R-8 lot sizes of 3,000 square feet instead of 15,000 square feet. The resulting subdivision provided lots ranging in size from 4,900 to 15,158 square feet where over 80% of the lot sizes are greater than 10,000 square feet.

Lot Size	3,000+	4,000+	5,000+	6,000+	7,000+	8,000+	9,000+	10,000+	11,000+	12,000+	13,000+	14,000+	15,000+
Filing 1								43	3	2	3		
Filing 2								68	23	5	2	2	1
Filing 3		3	10	14	12	2	1	13	6	1			
Total Lots		3	10	14	12	2	1	124	32	8	5	2	1
% of Lots		1.40%	4.67%	6.54%	5.61%	0.93%	0.47%	57.94%	14.95%	3.74%	2.34%	0.93%	0.47%

Table: Lot Size within Spyglass Subdivision

In addition, those developments that have created smaller lots than what the base zone district would have allowed, are some of the more successful and desirable subdivision developments in the area and include Spyglass, Summer Hill, the Ridges and Redlands Mesa.

After reviewing how cluster development had been implemented over time the Planning Commission found there was not significant issue with how these sites had developed and largely found that they were developed in a context sensitive and appropriate manner. However, there remained concern on how a development might inappropriately group or place small lots on a property that may detrimentally impact an adjacent landowner. To address this outstanding concern, the following code revisions were recommended (additions in red and underlined, deletions struck through):

21.03.060(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots shall generally be organized where lots are located near adjacent developments with similarly sized lots or should be planned where open space, buffering and/or other

tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

IV. NOTIFICATION REQUIREMENTS

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Notice of the public hearing was published on May 1, 2018, in the Grand Junction Sentinel.

V. ANALYSIS

In accordance with Section 21.02.140(c), an Application for an amendment to the text of this Code shall address in writing the reasons for the proposed amendment. No further criteria for review is provided. Staff has provided reasoning for the proposed amendments in Section III. Background of this staff report. Proposed revisions are listed below (additions in red and underlined, deletions struck through):

21.03.060 Cluster Development

~~(a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while encouraging and providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots should generally be organized where lots are located near adjacent developments with similarly sized lots or should be planned where open space, buffering and/or other tools such as building envelopes and setbacks can help minimize impacts on existing adjacent development.

(i) Landscaping Buffering

~~(1) The perimeter of a cluster development which abuts a right-of-way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

(1) A perimeter enclosure in accordance with GJMC 21.06.040 may be required to create a visual barrier between the cluster development and adjoining development.

(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer should take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code assist in meeting the policy intent and goals of the City regarding the application of the Cluster Development provision.

VII. RECOMMENDED MOTION

Madam Chairman, on the Zoning and Development Code Amendments, ZCA-2018-183, I move that the Planning Commission forward a recommendation of approval finding that the amendments assist in providing consistency and clarity to the Zoning and Development Code.

Attachments:

- A. Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.03.060 OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING CLUSTER DEVELOPMENT

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Zoning and Development Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Zoning and Development Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Zoning and Development Code is amended as follows (additions underlined, deletions struck through):

21.03.060 Cluster Development

~~(a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.~~

(a) The purpose of Cluster Developments is to encourage the preservation of environmentally sensitive areas, open space and agricultural lands, while encouraging and providing the ability to develop at a density range supported by the Comprehensive Plan and those densities that are consistent with the property's zoning designation.

(c)(6) Where clustering is used in areas that are not otherwise limited by topography or other natural features, lots shall generally be organized where lots are located near adjacent developments with similarly sized lots or should be planned where open space, buffering and/or other tools such as

building envelopes and setbacks can help minimize impacts on existing adjacent development.

21.03.060(i) ~~Landscaping~~ **Buffering.**

~~(1) The perimeter of a cluster development which abuts a right-of-way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.~~

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(2) The perimeter of a cluster development that abuts a right of way shall provide a buffer. The type of buffer shall take in to account the future road classification, right of way width, and type of current and future development on adjacent properties.

(3) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

The remainder of the Zoning and Development Code remains in full force and effect and is not otherwise modified by this Ordinance except as set forth herein.

Introduced on first reading this _____ day of _____, 2018 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor