



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, JULY 10, 2012, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

If you wish to speak, please sign in prior to coming up to the podium. Sign in sheets are located at the back of the auditorium. In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Approve the minutes of the May 8, 2012 regular meeting.

[Attach 1](#)

2. Library Rezone – Rezone

[Attach 2](#)

Request a recommendation of approval to City Council of a rezone from B-1 (Neighborhood Business) to B-2 (Downtown Business) on 2.587 acres.

FILE #: RZN-2012-332
APPLICANT: Eve Tallman – Mesa County Public Library
LOCATION: 502, 530, 550 Grand Avenue and 443 N 6th Street
STAFF: Senta Costello

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

3. Ute Water Tank Tower #2 – SBT Internet – Conditional Use Permit – Continued from June 26, 2012

[Attach 3](#)

Request approval of a Conditional Use Permit to allow the construction and maintenance of a telecommunications facility and support structure.

FILE #: CUP-2012-276
PETITIONER: Rex Jennings – SBT Internet
LOCATION: 380 South Camp Road
STAFF: Senta Costello

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

GRAND JUNCTION PLANNING COMMISSION
MAY 8, 2012 MINUTES
6:00 p.m. to 7:25 p.m.

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by (Acting) Chairman Eslami. The public hearing was held in the Mesa County Public Hearing Room.

In attendance, representing the City Planning Commission, were Pat Carlow, Ebe Eslami, Lyn Benoit, Keith Leonard, Loren Couch (Alternate) and Jon Buschhorn (Alternate). Commissioners Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman) and Gregory Williams were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner), Senta Costello (Senior Planner) and Lori Bowers (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 10 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

Chairman Eslami asked if items listed for Public Hearing could be put on the Consent Agenda so that all items would be on the Consent Agenda. Acting Chairman Eslami briefly explained the Consent Agenda and invited the public, Planning Commissioners, and staff to speak if they wanted any item pulled for additional discussion. At public request, Item 3 was pulled for a Public Hearing. In addition, Commissioner Leonard requested Item 8 remain on the Public Hearing agenda. After discussion, it was clarified that Items 3, 4, 6 and 8 would be Public Hearings items and the Consent Agenda would consist of Items 1, 2 and 7.

MOTION:(Commissioner Couch) “I make a motion that we move Items 5 and 7 to the Consent Agenda and move 3 from the Consent to the Public Hearing.”

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

Jamie Beard, Assistant City Attorney, interjected that the motion had been made and passed to move items to the Consent Agenda, however, there hadn't been a motion to approve the Consent Agenda.

MOTION:(Commissioner Benoit) “Mr. Chairman, I make a motion that we approve the Consent Agenda as amended.”

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

1. Minutes of Previous Meetings

Approve the minutes of the February 28 and March 13, 2012 regular meetings.

2. North River MPE Vacation – Vacation of Easement

Request a recommendation of approval to City Council to vacate a portion of a multipurpose easement between South 5th Street (US Highway 50) and the Riverside Parkway, which is no longer needed.

FILE #: VAC-2012-248

PETITIONER: City of Grand Junction

LOCATION: North Bound 5th Street off-ramp to Riverside Parkway

STAFF: Brian Rusche

3. Mountain View Estates – Subdivision – Extension Request – PULLED FOR PUBLIC HEARING

4. Area 15 Rezone – Rezone – PULLED FOR PUBLIC HEARING

5. Area 21 – Comprehensive Plan Amendment – MOVED TO CONSENT AGENDA

Request a recommendation of approval to City Council of a Comprehensive Plan Amendment to change the Future Land Use Designation from Downtown Mixed Use to Commercial on 3.5 acres.

FILE #: CPA-2012-178

PETITIONER: City of Grand Junction

LOCATION: 1301, 1315, 1321, 1331, 1345, 1351 Ute Avenue; 340 South 13th Street; 1203, 1227, 1315, 1346 Pitkin Avenue

STAFF: Greg Moberg

7. Area 23 – Comprehensive Plan Amendment – MOVED TO CONSENT AGENDA

Request a recommendation of approval to City Council for a Comprehensive Plan Amendment to change the Future Land Use Designation from Commercial/Industrial to Industrial on 44.308 acres.

FILE #: CPA-2012-210

PETITIONER: City of Grand Junction

LOCATION: 2259 River Road

STAFF: Lori Bowers

Public Hearing Items

3. Mountain View Estates – Subdivision – Extension Request – PULLED FOR PUBLIC HEARING

Request approval of a two-year extension to the Preliminary Subdivision Plan for Mountain View Subdivision, a 61 single-family lot subdivision, on 19.17 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2008-212
PETITIONER: Bill Ogle – Level III LLC
LOCATION: 2922 B 1/2 Road
STAFF: Senta Costello

STAFF'S PRESENTATION

Senta Costello, Senior Planner, Public Works and Planning Department, addressed the Commission regarding Petitioner's request for a two year extension to the Preliminary Plan approval for Mountain View Estates. The property, located north and east of 29 and B-1/2 Roads, currently had a single-family house and was largely used for agricultural purposes. The subject property was surrounded by other agricultural properties as well as single-family subdivisions.

Ms. Costello stated that the Comprehensive Plan designation was Residential Medium Low as were all of the surrounding properties and the zoning was R-4. The surrounding properties were either City R-4 or County RSF-4 designations with some RSF-R County properties further to the east. She pointed out that the Blended Map for this property was Residential Low which allowed up to a maximum of 5 dwelling units per acre.

Ms. Costello affirmed that the subdivision originally came before the Planning Commission in May 2009, was approved on May 26, 2009 by the Planning Commission but the developer did not turn in a final plan for approval by the end of the two-year allowance. Ms. Costello advised that the Code allowed for one administrative extension which the developer had taken advantage of and which extended their deadline to May 2012. The petitioner did submit this two-year extension request in April due in large part to the economics in the valley which had prohibited actual submission of the final plan and development of the subdivision.

QUESTIONS

Commissioner Carlow asked if it was still petitioner's intention to complete it all in one phase. Ms. Costello confirmed that was correct at this point.

Commissioner Couch asked if staff was recommending approval of this extension. Ms. Costello said they were given the economic situation and she clarified that if things were to turn around, they were not limited to waiting until the end of the two years to turn something in but they could turn it in anytime within that two-year time period.

PUBLIC COMMENT

David Crow said that he owned the property at 2932 B-1/2 Road and asked if the original plat would still hold which was a preliminary plat or would it go back before the Planning Commission. Chairman Eslami stated that it would hold the way it was. Mr. Crow next asked if he was correct that the map showed one road entering into his 80 acres which would eventually be developed. Chairman Eslami confirmed that he was correct and that it would stay that way until he developed his property. Mr. Crow asked for clarification of who the developer of the property was.

Ms. Costello said that all of their records indicated that the property was owned by Level III Development LLC with the primary contact being William Ogle. She stated that the petitioner had a representative present at the hearing this evening.

PETITIONER'S PRESENTATION

Jim Joslyn, an employee of Austin Civil Group, confirmed that William Ogle was the owner of Sorter Construction, and together with several others were a part of the Level III Group.

DISCUSSION

Commissioner Couch stated that it seemed to him to be a straightforward request and extension of an existing request that was approved in 2009.

Chairman Eslami concurred with Commissioner Couch.

MOTION: (Commissioner Leonard): "Mr. Chairman, I move we approve a two-year extension of the Preliminary Subdivision Plan approval for Mountain View Subdivision, file number PP-2008-212, with the findings of fact and conclusions listed in the staff report."

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

4. Area 15 Rezone – Rezone – PULLED FOR PUBLIC HEARING

Request a recommendation of approval to City Council to rezone two (2) parcels totaling 9.629 acres from an R-R (Residential Rural) to an R-5 (Residential 5 du/ac) zone district.

FILE #: RZN-2012-70

PETITIONER: City of Grand Junction

LOCATION: 720 24 1/2 Road and the parcel directly to the south

STAFF: Brian Rusche

STAFF'S PRESENTATION

Brian Rusche, Senior Planner, with the Public Works and Planning Department made a PowerPoint presentation on a City-initiated rezone for two parcels from Residential Rural to Residential 5 dwelling units per acre. The property was annexed into the City in 2000. An aerial photograph showed a single-family residence owned by Canyon View Vineyard Church and the larger parcel was the Caprock Academy.

The Comprehensive Plan adopted in 2010 designated the property as Residential Medium and Mr. Rusche advised that the City-initiated rezone requests were meant to create conformance with the Comprehensive Plan. He said that the existing Residential Rural zoning was inconsistent with the Residential Medium land use designation and an R-5 zone would bring the property into conformance with the plan and would also be consistent with adjacent subdivisions. Mr. Rusche said the rezone would not affect the location of Caprock Academy.

He next addressed questions raised regarding construction at Caprock and advised that Caprock, as a school, was exempt from normal planning review. Mr. Rusche

recommended that the Planning Commission consider and recommend to the City Council the requested rezone as they were consistent with the goals and policies of the Comprehensive Plan as well as the Municipal Code review criteria.

QUESTIONS

None

PUBLIC COMMENT

An unidentified male speaker from the audience stated that their questions had been answered.

DISCUSSION

Chairman Eslami stated that it seemed very easy and straightforward.

MOTION: (Commissioner Benoit): “Mr. Chairman, I recommend that the Planning Commission forward a recommendation of approval of the request to zone RZN-2012-70 to the City Council with the findings and conclusions listed in the staff report.”

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

Jamie Beard, Assistant City Attorney, said that it had been indicated to her by one of the Commissioners that he would prefer to not sit as a Commission member on the next item as there may be an appearance of a conflict. Commissioner Benoit was excused.

6. Area 11 Rezone – Rezone

Request a recommendation of approval to City Council to rezone seven (7) parcels totaling 1.676 acres from a C-2 (General Commercial) to a C-1(Light Commercial) zone district.

FILE #: RZN-2012-126

PETITIONER: City of Grand Junction

LOCATION: 488, 490, 492 Melody Ln & 487, 489 1/2, 491 Sparn St + 1 other

STAFF: Lori Bowers

STAFF’S PRESENTATION

Lori Bowers, Senior Planner, with the Public Works and Planning Department spoke to the Commission regarding the City-initiated request to rezone 7 parcels from C-2 to C-1 to bring them into conformance with the Comprehensive Plan. She said the 7 parcels were surrounded by Melody Lane on the west; Sparn Street on the east; Teller Avenue on the south; and North Avenue to the north. The area was annexed into the City in 1961 as part of the Central Fruitvale Annexation.

She went on to say that the Comprehensive Plan designated the area as Village Center on the Future Land Use Map. The property was presently zoned General Commercial which was inconsistent with the Comprehensive Plan’s Future Land Use Map designation of Village Center. Ms. Bowers said that in order to facilitate and encourage the types of development envisioned by the Comprehensive Plan, a change of the zoning was recommended. A zoning of Light Commercial would support the vision and

the goals of the Comprehensive Plan and would implement the Future Land Use designation of Village Center. The zoning change would not impact existing businesses or business residences but would provide maximum opportunity to utilize the redevelopment of the properties in the future.

Ms. Bowers identified the difference in purpose between the C-2 and the C-1 zone districts as the C-1 would provide indoor retail and service and office uses which required direct or indirect arterial street access. In addition, the C-1 zone district would permit multi-family residential and group living facilities as land uses where appropriate. C-2 zonings would provide for activities such as repair shops, wholesale businesses and warehousing and only a business residence was allowed as a housing opportunity under the C-2 zone. She identified certain land uses allowed in both zone districts. She advised that all existing uses were allowed under the C-1 zone and rezoning the properties would allow more opportunities for the redevelopment in line with the Village Center concept which encouraged employment, residential, service-oriented and retail uses.

According to Ms. Bowers, all property owners had been notified of the proposed rezone by mail and invited along with other property owners in the area to attend an open house that was held on March 7, 2012. Three property owners or their representatives had contacted the Planning staff prior to this meeting to request a separate meeting to explain the differences between the C-1 and the C-2 zoning designations and how that may impact their property. After the meeting, two citizens responded by e-mail that they were adamantly opposed and did not want the property rezoned. In addition, one neighboring property owner called to discuss the rezone and how it may impact their property.

Ms. Bowers concluded that the requested rezone was consistent with the goals and policies of the Comprehensive Plan and the applicable review criteria of the Grand Junction Municipal Code had been met regarding Code amendments and rezoning.

QUESTIONS

Commissioner Couch asked what the result of the private meeting was. Ms. Bowers confirmed that she had met with three citizens and explained to them the reason for the rezone and the differences between C-1 and C-2 zoning.

PUBLIC COMMENT

Marie Ramstetter, 929 Main Street, said she was the managing partner of JVR – the southeast corner. She said she did not see any need for the rezone and cited some reasons for that – everything to the south was the same.

QUESTIONS

Commissioner Leonard asked Ms. Ramstetter if the adjacency rule had been explained to her. Ms. Ramstetter said that she did not recall that it was.

Commissioner Leonard asked City staff to explain the adjacency rule and wondered whether or not the adjacency rule would apply to this property. Ms. Bowers said the possibility could exist; however, they were trying to bring the zoning into conformance with the Comprehensive Plan. It would only be on further redevelopment of the property

that the adjacency rule could be applied and she did not think it was appropriate at this time because there was no development planned. She added that they were only trying to prepare the properties for possible development in accordance with the Comprehensive Plan. Greg Moberg, Planning Supervisor, added that the adjacency rule was not being used to rezone this property and this property was already zoned C-2. He went on to say that if the zoning remained C-2, a Comprehensive Plan Amendment would have to occur because the C-2 zone is not consistent with the Village Center Future Land Use designation.

Commissioner Leonard asked that if by chance the Planning Commission approved the rezone, could the property owner come back to request a rezone at the same time as a Comprehensive Plan Amendment under the premise of the adjacency rule. Mr. Moberg said they certainly could. In addition, if City Council made the decision to rezone it, then the owners could use that rule to try to rezone it the other way.

Commissioner Leonard asked why this was being done if the property owners didn't want it. Mr. Moberg explained that currently the Comprehensive Plan designated this area as Village Center and the Land Use designation was in conflict with the C-2 zone. He pointed out that the allowed uses would be more limited because only the uses allowed in a C-1 and not the C-2 zone would be allowed unless there was a Comprehensive Plan Amendment. He added that one of two things needed to happen – the area needed to either be rezoned to conform with the Comprehensive Plan or the Comprehensive Plan needed to be amended. He pointed out that staff had recommended that the property be rezoned to C-1 rather than a Comprehensive Plan amendment.

Commissioner Leonard said that he viewed this as a very analogous situation to the rezone in which a property was recently rezoned whereby the Comprehensive Plan designation was ignored and he did not see much of a difference except the rezoning was being pushed by the City in compliance with the Comprehensive Plan. Mr. Moberg pointed out that the adjacency rule only applied to those properties that were directly adjacent to a zone.

Commissioner Couch asked if there was something about the C-1 zone that may negatively affect Ms. Ramstetter's use of the property. Ms. Ramstetter advised that it was the future use that she was worried about. She further stated that it was her experience with the City that was driving her desire for the property to stay just the way it was. She said that in this case she could see that it could possibly damage her position.

Commissioner Carlow asked for an explanation of a portion of the document that said that it would maximize the opportunity to utilize or redevelop the property in the future.

PUBLIC COMMENT

Michael Melgares said that he had two properties and could not see a reason at the present time that this needed to be changed to a different zone. He added that he had some interest in his property as C-2; however, the potential buyer's spirit had been dampened when he found out it may be changed to C-1. He said that he saw no

reason a future owner could not change it to the desired or acceptable zoning in the area and objected to this rezone.

QUESTIONS

Chairman Eslami asked for clarification if they came to do something now with the C-2 zoning, could they do that now or would they have to apply for a zoning change. Mr. Moberg said that because of the conflict, any C-2 use that is not allowed under the C-1 zone would not be allowed on that property.

Commissioner Couch asked if the person interested in the Melgares' property had withdrawn his offer as a result of this change. Mr. Melgares said that as of now he had not because he had wanted to use it as a residence and as a business

Commissioner Buschhorn asked for clarification of the difference between a business residence and home occupation. Ms. Bowers said that a single-family residence was not allowed in C-2 zoning. There could be home occupations in most of the residential zone districts. In C-2, single-family residences were not allowed; business residences were appropriate. Mr. Moberg clarified that in a home occupation, the primary use of the property was single-family residential; in a business residence, the primary use of the property was the business and the secondary use would be the residence.

Commissioner Leonard asked if the list shown was an exhaustive list of the differences between the C-1 and the C-2. Ms. Bowers said that it was not but she had provided the complete zoning matrix to those people she had met with.

PUBLIC COMMENT

Maria Serafino said that she owned 492 Melody Lane and agreed with her neighbors and did not see the need for such a change.

QUESTIONS

Commissioner Carlow asked if there was a discrepancy in the operating hours. Jamie Beard, Assistant City Attorney, said the main difference between a business residence and a home occupation was that a home occupation was extremely limited as far as any type of clients going to the residence or deliveries. For a business residence, one could operate a business there. If you also resided on the property, the one who resided there would have to be specifically connected to the business. She added that uses allowed in a home occupation were very limited as far as clientele so it would appear that it was still a residence.

Commissioner Leonard asked for the definition of adjacent. Ms. Beard said that adjacency was normally based on the Code talking about something that was within 100 feet of a property; however, she understood that when the adjacency rule was connected to the Comprehensive Plan, it was really abutting properties whereby the properties that were next to that particular property and would still include properties just across the street.

Commissioner Leonard asked the property owner who owned property that abutted Teller Avenue could use the adjacency rule if the Planning Commission determined that they wanted to rezone the property tonight. Ms. Beard confirmed that it could be looked

at. She added that a Village Center was a special area with the idea to create places where people could live and also work.

Commissioner Leonard asked if the lines on the Comprehensive Plan were set in stone or was there some variation where a different designation could be looked at. Ms. Beard said that in different areas there were different possibilities and that was one of the advantages of Village Centers. However, under special circumstances, they could be more specific to an actual parcel and what they wanted to do, so long as it still met the goals and purposes of the Comprehensive Plan. Without that additional information, it was difficult to make those decisions at this time. This rezone was trying to get them into compliance for the most uses possible at this particular time.

DISCUSSION

Commissioner Leonard said that he was not in favor of this rezoning.

Commissioner Couch said that he thought the Village Centers were a very good idea and he was not swayed by the vague objections but commented on Mr. Melgares' objection as it could complicate commerce.

Commissioner Buschhorn said that he was not comfortable changing the zoning to bring it in line with the Comprehensive Plan. He said that he did not feel it was the Commission's place to push the rezone on them.

Chairman Eslami said that this made sense to him to rezone.

MOTION: (Commissioner Couch): "This is the Area 11 Rezone, I make a motion that we approve the requested recommendation for 7 parcels totaling 1.676 acres from C-2 (General Commercial) to C-1 (Light Commercial), File No. RZN-2012-126 – the Petitioner is the City of Grand Junction."

Commissioner Buschhorn seconded the motion. A vote was called and the motion failed by a vote of 4 – 1 with Chairman Eslami in favor.

Commissioner Leonard asked if City staff could inform the audience when the City Council would hear this matter. Ms. Bowers announced that currently this was scheduled for first reading on June 6th – on the Consent Agenda; the second reading on July 18th – which would be the Public Hearing. Ms. Beard advised that on some occasions some items do get continued or set for different dates so they do have the opportunity to check in with the Planning Department or the City Clerk as well as the schedules and calendars on the City website.

Commissioner Buschhorn asked if it was appropriate to make the recommendation to change the Comprehensive Plan to align with the zoning. Mr. Moberg said that he would have requested that it was part of why the Commission voted against it but thought there had been enough discussion that it was clear that was what was wanted. Ms. Beard said it had been made clear what the Commission wanted and if the City Council did not approve the zone changes, then the expectation would be that staff would look at a change in the Comprehensive Plan.

8. Area 22 – Comprehensive Plan Amendment

Request a recommendation of approval to City Council for a Comprehensive Plan Amendment to change the Future Land Use Designation from Commercial to Commercial/Industrial on 3.908 acres.

FILE #: CPA-2012-208

PETITIONER: City of Grand Junction

LOCATION: 2892 & 2896 Hwy 6 and 24 and 2886 & 2898 I70 Business Loop

STAFF: Santa Costello

STAFF'S PRESENTATION

Santa Costello, Senior Planner, addressed the Commission on the Area 22 City-initiated Comprehensive Plan Amendment that included four properties. The properties were located north of I-70 B and west of 29 Road – right below the new overpass over I-70 B from Highway 50 north to North Avenue. All four properties were developed and noted that the Comprehensive Plan for these properties was currently Commercial and surrounded to the north and east by Commercial; and to the south and west by Commercial/Industrial. The current zoning on the properties was I-1.

Ms. Costello said that an open house was held in March and had a discussion with two property owners before the open house and discussed what their properties were used for, what they looked for long-term and how their current sites functioned. Since the construction of the 29 Road overpass, the access and circulation around and to these properties had been drastically changed. She identified access from all four sides prior to the completion of the 29 Road overpass. Since that time, access was limited primarily to the Frontage Road which ended in a cul-de-sac at the east end and going down either Melody or Sparn.

Ms. Costello said the uses were primarily contractor-type uses and were more destination-type uses. She said that by changing the Comprehensive Plan designation to Commercial/Industrial made more sense than changing the zoning to a C-2 designation. There was a conflict with these properties with current zoning and the current Commercial Future Land Use designation. She added that it would not prohibit any of the property owners in the future if they wanted to rezone to a C-2 zone district without the need for a Comprehensive Plan Amendment.

Next, she stated that she had received calls from the three property owners who were in complete support of the proposed amendment. Ms. Costello concluded that they had recommended approval of the amendment to the Comprehensive Plan designation from Commercial to Commercial/Industrial which would match the properties to the south and west.

QUESTIONS

Commissioner Carlow asked if there were non-conforming residential on the property. Ms. Costello said there were none on these particular properties.

PUBLIC COMMENT

Dennis Lucas, owner of 2892 and 2896 I-70 B, said that he as well as the other owners felt that with the amendment, it would work better for the property owners.

DISCUSSION

Commissioner Leonard said that originally he did have some questions about the public input section as it referred to phone and e-mail discussions; however, the planner answered his questions.

MOTION: (Commissioner Leonard): “Mr. Chairman, on File CPA-2012-208, Grand Junction Comprehensive Plan Future Land Use Map Amendment to Title 31 of the Grand Junction Municipal Code, I move that the Planning Commission forward a recommendation of approval of the proposed Amendment with the facts and conclusions listed in the staff report.”

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

General Discussion/Other Business

Greg Moberg said that he had handed out some information related to downloading pdf files that could be commented on by the Commissioners. He also reminded the Commissioners that there would be a meeting on May 22nd in the new City auditorium. He thanked the County for allowing the meetings to be held in their Public Hearing Room. Lastly, he reminded the Commission about the June 6th retreat at the Hospitality Suite at Stocker Stadium.

Commissioner Leonard thanked City staff for getting the Adobe set up and believed it would be a benefit to everyone.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:25 p.m.

**Attach 2
Library Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: July 10, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Mesa County Public Library Rezone – (RZN-2012-332)

ACTION REQUESTED: Recommendation to City Council to rezone property located at 502, 530 and 550 Grand Avenue and 443 N 6th Street from B-1 (Neighborhood Business) to B-2 (Downtown Business).

BACKGROUND INFORMATION			
Location:	Entire block between N 5 th Street and N 6 th Street, Grand Avenue and Ouray Avenue (502, 530 and 550 Grand Avenue and 446 N 6 th Street)		
Applicants:	Owner/Applicant: Mesa Co Public Library – Eve Tallman Representative: Mesa Co Facil & Parks – Dave Detwiler		
Existing Land Use:	Library		
Proposed Land Use:	Library		
Surrounding Land Use:	North	Community garden/Offices/Grey Gourmet/Senior Center	
	South	Offices/Parking lot	
	East	Vacant residential	
	West	Church	
Existing Zoning:	B-1 (Neighborhood Business)		
Proposed Zoning:	B-2 (Downtown Business)		
Surrounding Zoning:	North	B-1 (Neighborhood Business)	
	South	B-2 (Downtown Business)	
	East	B-1 (Neighborhood Business)/R-8 (Residential 8 du/ac)	
	West	B-1 (Neighborhood Business)/R-O (Residential Office)	
Future Land Use Designation:	Downtown Mixed Use		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: A request to rezone approximately 2.69 acres, encompassing the entire block between N 5th Street and N 6th Street, Grand Avenue and Ouray Avenue (502, 530 and 550 Grand Avenue and 446 N 6th Street), from B-1 (Neighborhood Business) to B-2 (Downtown Business) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The property sits within the original square mile of the City of Grand Junction. The main library building was constructed as a grocery store and converted to the library in the mid 70's. The zoning for the property has ranged from "Residence E" in the original 1928 zoning ordinance to the 2000 City wide rezone which changed it to B-1.

With the adoption of the Comprehensive Plan in 2010, the property was changed from Commercial to Downtown Mixed Use which the B-1 zone district does not implement. This creates a conflict and any development on the property requires resolution of the conflict before redevelopment can occur. The Library is planning on remodeling and expanding the existing building in the near future and therefore wishes to eliminate the conflict at this time.

2. Consistency with the Comprehensive Plan:

The Comprehensive Plan Future Land Use Designation for this area is Commercial Industrial. The proposed rezone is consistent with that designation and with the following Goals and Policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers

Policy A. City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The B-1 zoning of this property is in conflict with the Comprehensive Plan Future Land Use designation. The proposed rezone will eliminate the conflict, because the B-2 zone district implements the Comprehensive Plan Future Land Use Designation of Downtown Business.

Goal 6: Land Use decisions will encourage preservation and appropriate reuse.

The area is centrally located for ease of access for residents and customers, delivery services, transit, shopping, restaurants and other service business. The B-2 zone district allows for future expansion and/or redevelopment of the property due to the elimination of the conflict of the zoning and the Comprehensive Plan designation.

3. Section 21.02.140 of the Grand Junction Municipal Code

Zone requests must meet one or more of the following criteria for approval:

(1) *Subsequent events have invalidated the original premise and findings;*

With the adoption of the Comprehensive Plan in 2010, the current zone district is no longer in compliance with the future land use designation. Rezoning the properties to B-2 would bring them into compliance with the Comprehensive Plan.

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

The character and/or condition of the area has not changed.

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

There are existing water lines in Grand Avenue (8") and Ouray Avenue (6") and the area is served by 2 bus stops (one on N 5th St and one on Grand Avenue). The existing sewer line currently runs through a historic alley; it will be relocated as part of the remodel/expansion.

(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;

This criterion is not applicable. The applicant wants to rezone the property to bring it into compliance with the Comprehensive Plan.

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

Rezoning the properties to B-2 would bring them into compliance with the Comprehensive Plan. If the property is out of compliance with the Comprehensive Plan, future expansions and/or development may not be permitted. If the rezone is approved, it will allow the library to continue with expansion plans. The community will benefit from the expanded library and the related increase in the level of services the library will be able to provide to the community.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Mesa County Public Library Rezone – RZN-2012-332, a request to rezone the property from B-1 (Neighborhood Business) to B-2 (Downtown Business), the following findings of fact and conclusions have been determined:

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

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2012-332, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-332, I move that the Planning Commission forward a recommendation of the approval for the Mesa County Public Library Rezone from B-1 to B-2 with the findings of fact, conclusions, and conditions listed in the staff report.

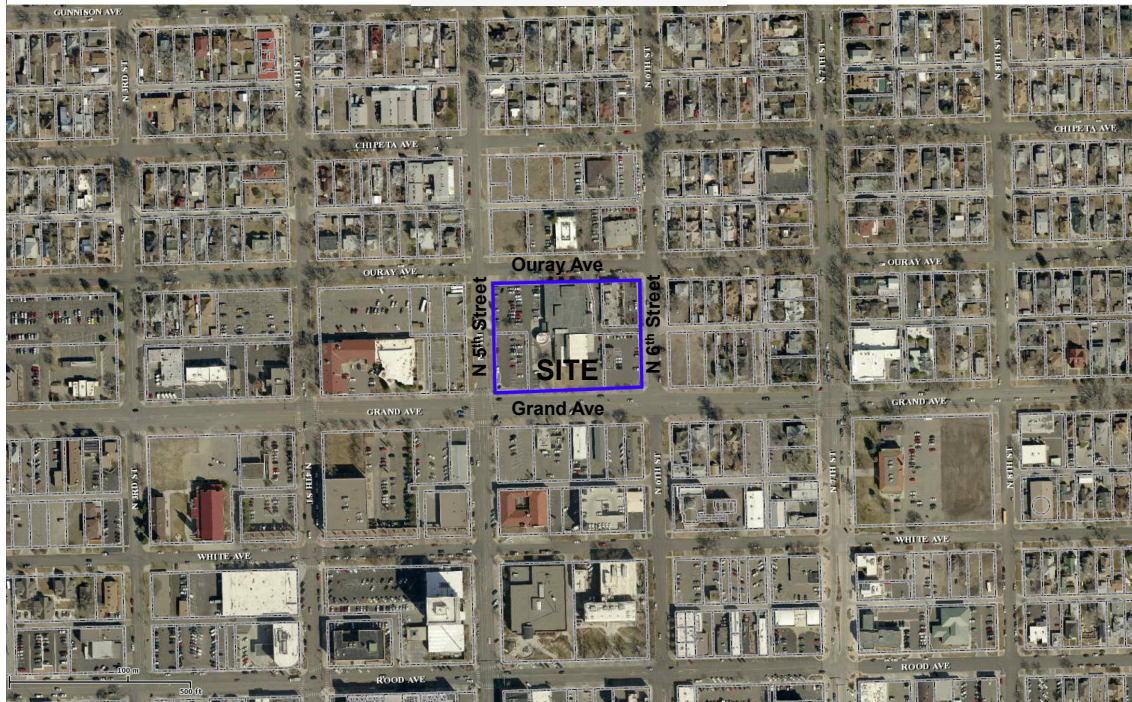
Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing Zoning Map
Proposed Ordinance

Site Location Map



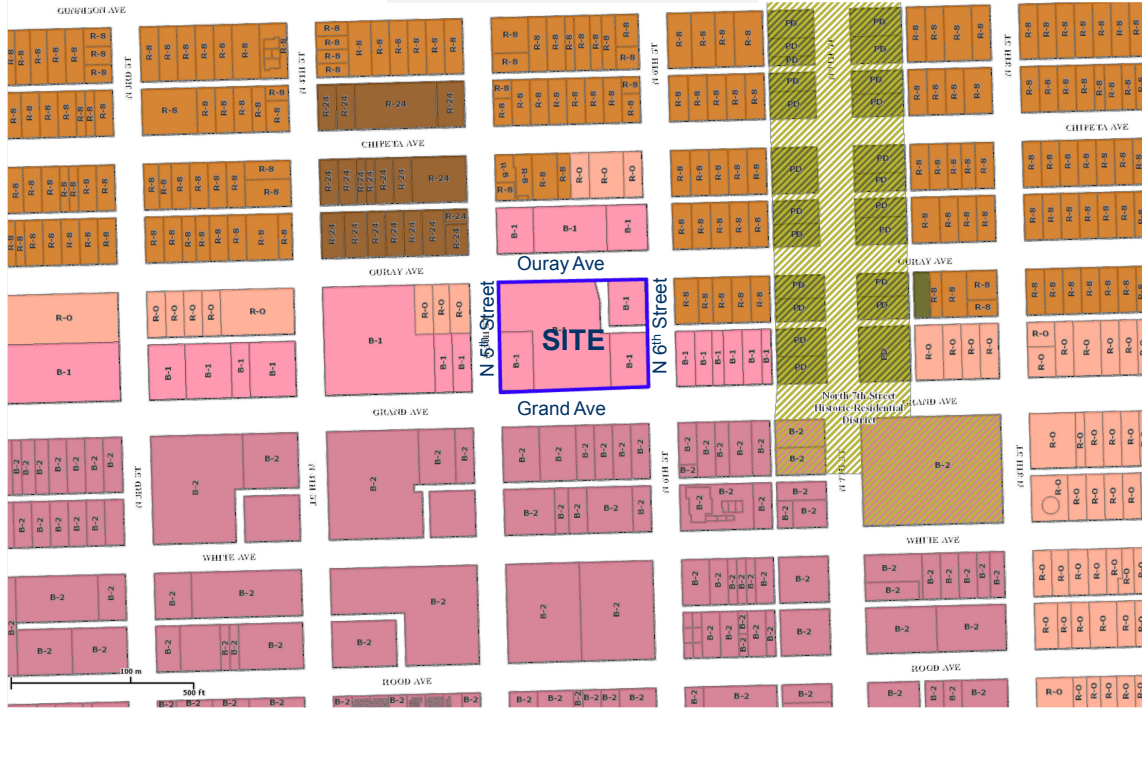
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING MESA COUNTY PUBLIC LIBRARY BLOCK
FROM B-1 (NEIGHBORHOOD BUSINESS) TO
B-2 (DOWNTOWN BUSINESS)**

LOCATED AT 502, 530 AND 550 GRAND AVENUE AND 443 N 6TH STREET

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Mesa County Public Library property from B-1 (Neighborhood Business) to the B-2 (Downtown Business) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Downtown Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-2 zone district to be established.

The Planning Commission and City Council find that the B-2 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property shall be rezoned B-2 (Downtown Business).

A parcel of land located in Section 14, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

All of Lots 1 through 32, inclusive, of Block 73, Town of Grand Junction 2nd Resurvey, as recorded in Plat Book 2, Page 37, Mesa County records, along with those alley rights-of-way vacations as shown in Book 1003, Page 161, and in Book 2815, Page 552, Mesa County records and subject to those Alley Right-of-Way as shown in Book 1003, Page 162, Mesa County records.

Book 1891, Page 810 - Lots 1-11, inclusive, and Lots 21-29, inclusive, Block 73
2945-142-41-991

Book 2759, Page 487 - Lots 30-32, inclusive, Block 73
2945-142-41-992

Book 2821, Page 967 - Lots 13-16, inclusive, Block 73
2945-142-41-993

Book 3193, Page 416 - Lots 17-20, inclusive, Block 73
2945-142-41-990

ALL being in the City of Grand Junction, Mesa County Colorado.

Introduced on first reading this _____ day of _____, 2012 and ordered published.

Adopted on second reading this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor

**Attach 3
Ute Water Tank – SBT Internet**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: July 10, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: SBT Telecommunications Tower – CUP-2012-276
Continued from June 26, 2012

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP)

BACKGROUND INFORMATION					
Location:		380 South Camp Road			
Applicants:		Owner: Ute Water Conservancy District Applicant: SBT Internet – Rex Jennings			
Existing Land Use:		Ute water tank; 80' monopole telecommunications tower w/ 6 providers			
Proposed Land Use:		New 110' lattice telecommunications tower			
Surrounding Land Use:	North	Vacant residential			
	South	Vacant residential			
	East	Vacant residential			
	West	Vacant residential			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development)			
	South	PD (Planned Development)			
	East	PD (Planned Development)			
	West	PD (Planned Development)			
Future Land Use Designation:		Conservation			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit to construct a new 110' lattice telecommunications tower in a PD (Planned Development) zone district in accordance with Table 21.04.010 of the Grand Junction Municipal Code.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

In 1999, the Applicant submitted an application for a telecommunications facility at 380 South Camp Road. The request was reviewed, approved, and constructed. The following is a chronology of events relevant to the current application.

October 20, 1999 Emergency Ordinance #3184, amending the Zoning and Development Code for the regulation of Telecommunications Facilities and Towers adopted.

December 13, 1999 Application received for Site Plan Review to construct a new telecommunications facility at 380 South Camp Rd (Ute Water Tanks property). The proposed monopole was 54' with antennae that extended an additional 4'6" above the top of the monopole. The tower was to be located approximately 21' from the water tank and 35' from the nearest property line. The application included a letter from the applicant's engineer stating that the tower had to be a minimum of 13' above the top of the tank in order to meet performance specifications.

January 10, 2000 Site Plan Review approval for a monopole 56' in height with an overall height of 58'6" including antennae located at the top of the telecommunications tower.

March 7, 2001 Planning Clearance issued for an 8' extension on top of the existing tower for co-location purposes making the overall height 66'6". 1'6" was for a new monopole section and 6'6" for a new steel pipe extension and antennae.

January 15, 2002 The Grand Junction Planning Commission approved with conditions the request for a Variance from the setback requirements and Conditional Use Permit for the height extension of the telecommunications facility to 80'. The Variance and Conditional Use Permit approval were subject to the following Conditions:

1. The tower cannot be extended above 80'.
2. The tower must be maintained painted in color "Desert Sand" as stated on plans to match the water tank. If the water tank should ever be removed, the tower will be painted with an earth tone color, to be approved by the Community Development Department, and the site be brought up to current Code requirements regarding landscaping.

May 23, 2006 The Grand Junction Planning Commission approved a Conditional Use permit to allow T-Mobile to co-locate on the existing tower. T-

Mobile proposed to mount 3 new antennae, each approximately 5' high, on the tower at a height of 57', below the existing Cingular antennae. They are painted to match the existing tower and facilities. Structural information was provided that showed the tower could support the proposed T-Mobile facilities. Updated structural information showing the tower can support any additional co-locates will be required to be provided before any additional facilities will be approved.

The current request is to construct a new 110' lattice tower, southwest of the existing monopole structure. The proposed tower is designed to support future collocates of up to 4 additional carriers.

June 26, 2012 The day of the hearing, the attorney for the adjoining property owner submitted a letter regarding concerns raised by the adjoining property owner about the access across their property to the tower site. Planning Commission continued the Conditional Use Permit request from the June 26th, 2012 meeting, in order for the access issue to be resolved.

2. Consistency with the Comprehensive Plan

The site is currently zoned PD (Planned Development) with the Comprehensive Plan Future Land Use Map identifying this area as Conservation. While the zoning is Planned Development, no active plan exists for the property.

The application is consistent with the Comprehensive Plan and implements the following Goals and Policies:

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

This application provides for a current and future collocation on this facility, providing additional opportunities for communications growth and coverage in the community and the region for private and emergency communications needs.

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

The tower will provide opportunities for wireless collocation to serve the Grand Junction area, as well as the applicant's Vernal, Utah customers. The wireless industry has built more than 250,000 cell sites in the United States in the past 20 years, but many more cell sites are needed as iPhones, iPads and the like strain existing network capacity with data, email, computer and video applications. New cell sites and significant modifications to existing cell sites are also needed to further the federal government's goal of using wireless to increase broadband speeds and coverage. The proposed new tower will provide additional

opportunities for meeting the increasing demand for wireless services in our modern, growing community.

3. Section 21.02.110 the Grand Junction Municipal Code

A conditional use permit shall be required prior to the establishment of any conditional use identified in Chapter 21.04 Grand Junction Municipal Code (GJMC) or elsewhere in the Code. Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

(1) *Site Plan Review Standards.*

All applicable site plan review criteria in GJMC 21.02.070(g) and conformance with Submittal Standards for Improvements and Development (GJMC Title 22), Transportation Engineering Design Standards (GJMC Title 24), and Stormwater Management Manual (GJMC Title 26) manuals. Site plan review standards have been met.

(2) *District Standards.*

The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c). District standards are met by the proposal.

(3) *Specific Standards.*

The use-specific standards established in Chapter 21.04 GJMC. The use specific standards are discussed below.

(4) *Availability of Complementary Uses.*

Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities. The site is accessible by gravel road and electricity is available to support the project. Public emergency communication facilities will be allowed to collocate on the tower.

(5) *Compatibility with Adjoining Properties.*

Compatibility with and protection of neighboring properties through measures such as;

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

The tower will have some visual effects which will be minimized by its design, including the lattice type and paint color (dull gray). The terrain blocks view from closer neighborhoods. Further away the tank and tower will be more visible but less noticeable.

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

Electromagnetic emissions will comply with federal law. Service providers will not be allowed to install facilities that interfere with emergency communications frequencies. The tower will have some visual effects which will be minimized by its design, including the lattice type and paint color (the structure below the water tank height, including the antennas, will be painted the same color as the tank to camouflage the structure. The structure above the tank will be left the dull gray that blends well with the changing color of the sky). The terrain blocks view from closer neighborhoods. Further away the tank and tower will be more visible but less noticeable. No outdoor storage will be allowed on the site.

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

The building will blend with the surrounding terrain; all equipment will be stored inside the building. Electrical lines will be underground. The tower will be visible but as mentioned above is designed to minimize visual impact.

Staff has reviewed the project and finds that all applicable review criteria as listed above have been met. Specifically, the request meets the requirements of Section 21.04.030(q), Telecommunication Facilities/Tower, in the following ways:

- (vii) Location. Shared use/colocation of wireless communications facilities on existing structures, towers or buildings in a manner that precludes the need for the construction of a freestanding structure of its own is encouraged. This application provides for a current and future co-locates on this facility, providing additional opportunities for communications growth and coverage in the community and the region for private and emergency communications needs,
- (i) Towers and telecommunications facilities shall be located to minimize any visual and other adverse impact to the neighborhood, especially residential areas and land uses. The tank and proposed tower will be visible from several different

angles, but the closer you are to the tank the less you can see, because the terrain blocks the view. The further away from the tank the more visible it is but less noticed. Also, the self supporting lattice tower has less visible light reflected from the surface area than a monopole tower. Even though the surface area may be the same as a monopole, the background color is seen through the lattice structure and allows the dull gray color to blend easier than the solid monopole.

The structure below the water tank height, including the antennas, will be painted the same color as the tank to camouflage the structure. The structure above the tank will be left the dull gray that blends well with the changing color of the sky.

- (ii) Telecommunications facilities and towers shall be set back from all adjacent residentially zoned or used property by a minimum of 200 feet or 200 percent of the height of the proposed tower or facility, whichever is greater. Federal law supersedes application of zoning and development restrictions on wireless communications facilities where the applicant can demonstrate a gap in coverage. (Telecommunications Act, 47 U.S.C. §332, and In re Cell Tower Litigation, 807 F. Supp.2d 928 (S.D. Cal. 2011).) In this situation, a coverage gap is evidenced by “The City of Grand Junction needs better radio coverage for their police, fire and emergency response. Their current coverage is from Black Ridge; it shoots over the top of the Redlands area and they lose communication. This communication loss may be when entering buildings, or just in an area that has a dead spot.” And “The Redlands area also has issues with cell phone coverage. I received several reports that residents cannot use their cell phone in their homes.”
- (iii) All telecommunications facilities and towers shall be set back a minimum of 85 feet from the property line or at a 2:1 ratio (two feet of setback for every foot of tower height from the property boundary of the facility), whichever is greater, from non-residentially zoned or used property. Federal law supersedes application of zoning and development restrictions on wireless communications facilities where the applicant can demonstrate a gap in coverage. (Telecommunications Act, 47 U.S.C. §332, and In re Cell Tower Litigation, 807 F. Supp.2d 928 (S.D. Cal. 2011).) In this situation, a coverage gap is evidenced by “The City of Grand Junction needs better radio coverage for their police, fire and emergency response. Their current coverage is from Black Ridge; it shoots over the top of the Redlands area and they lose communication. This communication loss may be when entering buildings, or just in an area that has a dead spot.” And “The Redlands area also has issues with cell phone coverage. I received several reports that residents cannot use their cell phone in their homes.”
- (v) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice or guyed, by a minimum of 750 feet. Federal law supersedes application of zoning and development restrictions on wireless communications facilities where the applicant can demonstrate a gap in coverage. (Telecommunications Act, 47 U.S.C. §332, and In re Cell Tower Litigation, 807 F. Supp.2d 928 (S.D. Cal. 2011).) In this situation, a coverage gap is evidenced by “The City of Grand Junction needs better radio coverage for their police, fire and emergency response. Their current coverage is from Black Ridge; it shoots over the top of the Redlands area and they lose communication. This communication loss may be when entering buildings, or just in an area that

has a dead spot.” And “The Redlands area also has issues with cell phone coverage. I received several reports that residents cannot use their cell phone in their homes.”

- (vi) Self-supporting lattice or guyed towers shall be separated from all other self-supporting lattice or guyed towers by a minimum of 1,500 feet. The new tower will be at least 1500 feet from all other existing self-supporting lattice or guyed towers.
- (x) No new tower or facility shall be permitted unless the applicant demonstrates to the satisfaction of the Director that no existing tower, structure or utility facility can be used in lieu of new construction for the applicant’s use. The applicant has demonstrated to the Director’s satisfaction that no existing facility can be used by the applicant for its purposes. The applicant has also demonstrated that the height of the proposed tower is the minimum necessary for the facilities it needs to accomplish its goals and to provide reasonable collocation potential. See attached General Project Report by SBT Internet.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the SBT Telecommunications Tower application, CUP-2012-276 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with and meets the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.110 of the Grand Junction Municipal have all been met.
3. Applicable and enforceable use-specific standards of Section 21.04.030(q) have been met.
4. Approval of the project being conditioned upon the following:
 - The structures below the top of the water tank, including antennae, shall be painted the same color as the tank; the structures/facilities above the top of the tank will be painted dull gray to blend with the sky.
 - No signage other than that required by applicable telecommunications laws will be allowed.
 - Tower must be designed and constructed to allow, include and support no fewer than five collocations (the applicant’s proposed use plus four others).
 - Ingress/egress to the property across the adjoining property in favor of the applicant must be finalized before issuance of a Planning Clearance.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2012-276 with the findings, conclusions and condition of approval listed above.

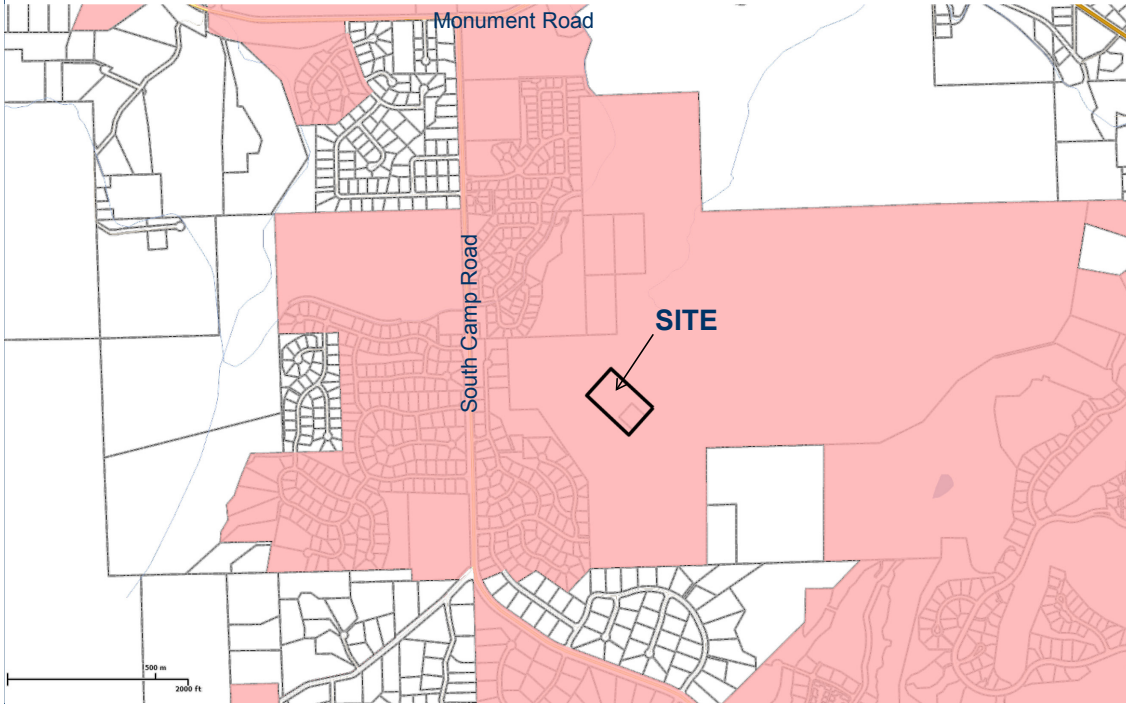
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the request for a Conditional Use Permit for SBT Telecommunications Tower application, number CUP-2012-276 to be located at 380 South Camp Road, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

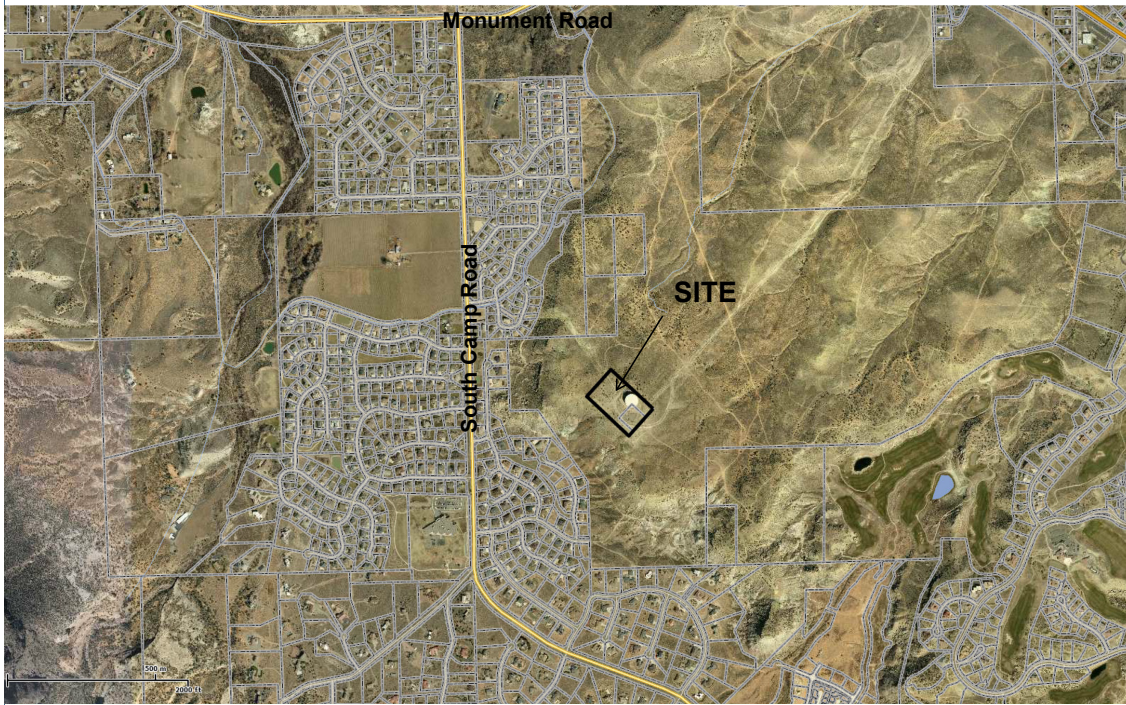
Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing Zoning Map
Letter from Grand Junction Regional Communication Center Board
General Project Report
Site Plans
Tower elevations

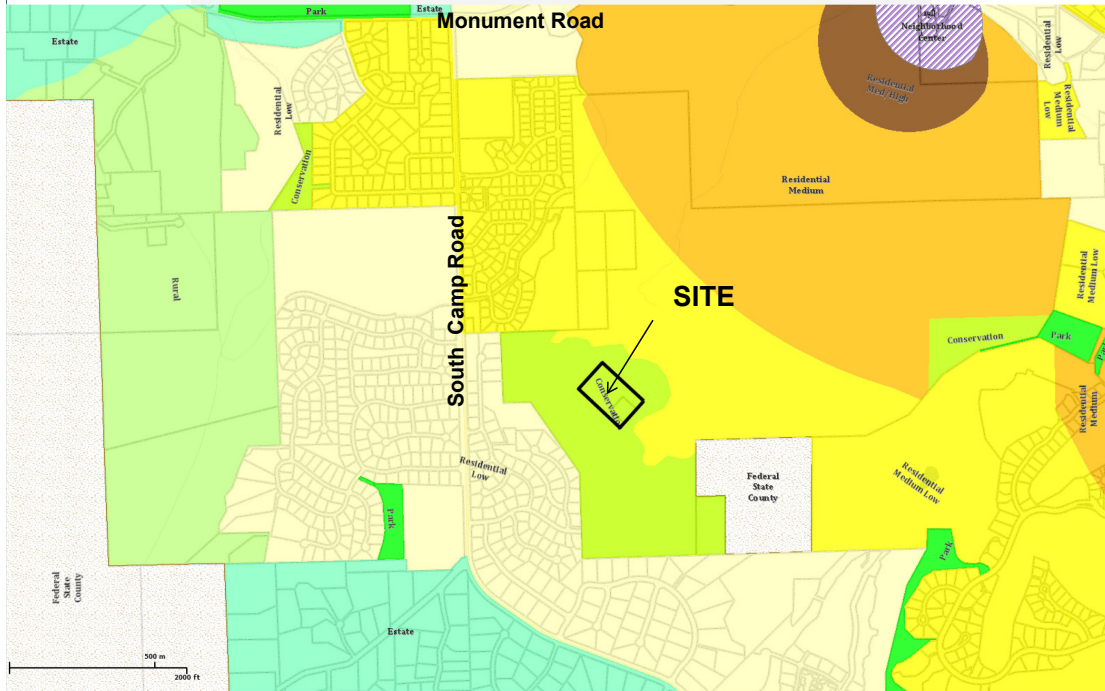
Site Location Map



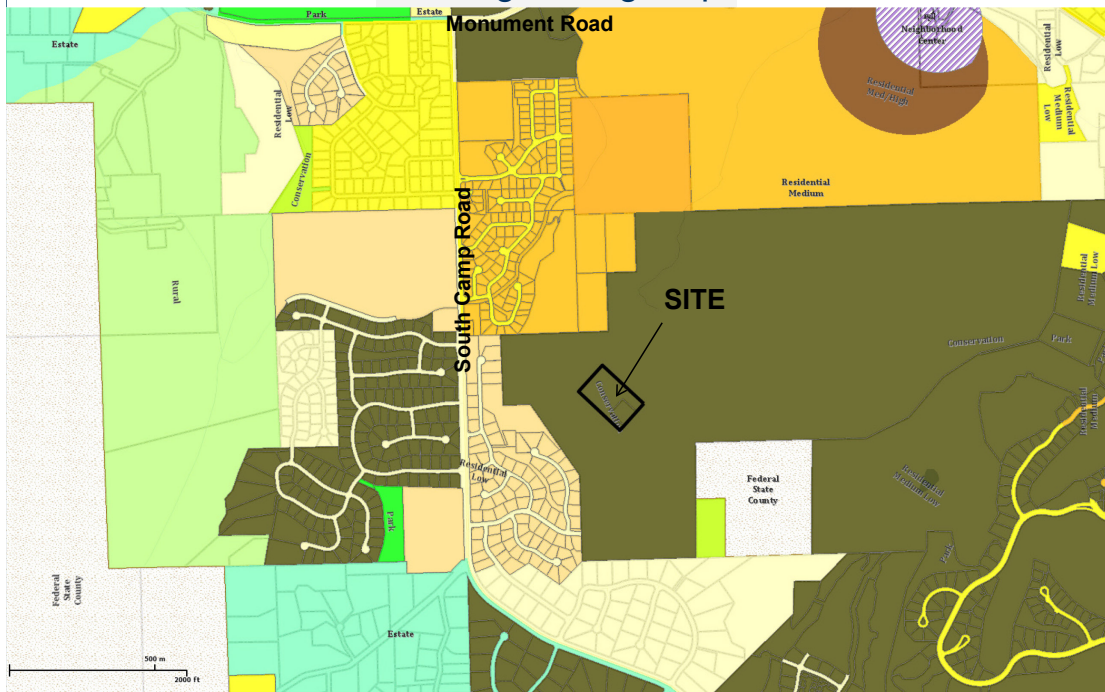
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



June 8, 2012

To: City of Grand Junction Planning Department

RE: Ute Water Tank Communications Tower Site

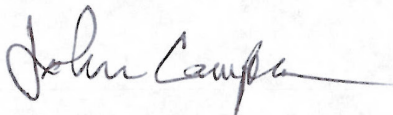
SBT Internet is interested in building a communications tower at the Ute Water Tank Site on the Redlands. SBT Internet has contacted the Grand Junction Regional Communication Center to inquire if the public safety communications network could benefit from using this tower to install additional communications infrastructure for its use. The Grand Junction Regional Communication Center Board met on June 1 and discussed this project. Public safety radio coverage in this area is currently spotty. Additional 800 MHz radio equipment in this location would be beneficial and provide better coverage for public safety agencies that respond to calls for service in that area.

The equipment and specifications that would be needed at this location to enhance the public safety radio communications system coverage are listed below:

- Tower height 40 feet
- Microwave link to the Water Plant radio site
- Building that would house radio equipment
- Backup power equipment

It is the Grand Junction Regional Communication Center Board's recommendation that SBT Internet be granted permission to build a tower at the Ute Water Tank Site on the Redlands. Further it is our understanding that SBT Internet has offered to allow the Communications Center to install its equipment on this tower, at no cost, for a period of at least five years. It is the intention of the communications center to move forward with the installation of its equipment, should this tower be approved and subsequently constructed.

I hope that this information assists you in making a decision regarding the permit and design process for this proposed radio communications tower. If you have any questions, please contact me or any member of the Communications Center Board.



John Camper, Police Chief, GJRCC Board Chair.

c: GJRCC Board

General Project Report

SBT Internet

Introduction

SBT Internet was founded in Vernal, Utah over 10 years ago and has always been family owned and operated. Over the years we have constructed over 14 towers with the largest at 195 feet tall. Our main business however is not building towers, rather it's to provide reliable and reasonable priced internet to the community of Vernal and its many outlying areas. A large portion of our customers are in rural areas and have no other options for accessing the internet; wireless is an ideal medium for connecting remote customers of this type.

Over the last few years internet has experienced a growth and demand for faster and more reliable speeds. This change is due to how we now use the internet, from on line classes in all age groups to watching Netflix. With all of these new demands for the internet, bandwidth is scarce and therefore cost a premium price in Vernal, Utah. Currently there is only one fiber line that runs into Vernal. Not only is this line very limited in its maximum capacity but it is also owned and controlled by one company, Strata. This Company can dictate the price and availability of the internet to the entire area.

The solution to our problem was finding reasonably priced quality bandwidth in Grand Junction. The challenge is transporting this bandwidth to Vernal over a microwave repeater backbone or a series of towers that link together to transport large amounts of data almost instantaneously.

Inventory of Existing Sites

To date we have completed three of the four required towers for this project; a 160 foot Tower on Asphalt Ridge in Vernal, a 120 foot Tower on Mellen Hill in Rangley, CO and a 195 foot Tower on Douglas Pass between Rangley and Grand Junction. The only tower remaining for the completion of this project is the 120 foot tower in Grand Junction at the Ute Water tank site.



Mapping & Description of Coverage Area

The location for this tower was not an easy one to find. This tower is the most important one because it is the beginning of the microwave link and will require four key elements to accomplish the task.

1. The path from Grand Junction to Douglas Pass must be a line of site shot for the microwave to work.
2. You must have a Fiber Optic connection to provide the volume of bandwidth needed.
3. Access to electrical power.
4. Land to install the tower and communication equipment.

What makes the Ute Water Tank area an essential site is that it meets all of these crucial items; but what is most important is the line of site. Finding a piece of land that can see Douglas Pass was the difficult issue. There are two ridges that block the view; one on the West side and one on the East side (see below). Not only are the ridges in the way, there is also a height issue. The elevation must be close to 5,000 feet or you cannot see over the distant terrain as you leave the valley.



The other locations we searched include the following: The established site on BLM land (Black Ridge) has over 15 towers with some producing too much interference to be a viable option. Also, Black Ridge is almost out of room with little or no new construction. BLM indicated there is a waiting list of about 2 to 3 years.

The Glade Park area has terrain problems of its own; and where you can see Douglas Pass, there is no land to rent. Glade Park is also too far from a reliable source of fiber optics to provide the bandwidth.

The Little Park area is high enough to see Douglas Pass, but there is no land to rent.

The SBA tower located on the water tank area is already loaded, and it cannot support a 10 foot dish.

In summary after searching for 4 months in about 40 different locations, the Water Tank area is not only the best location for SBT Internet, but the only one.

Project Description

The repeater tower project for SBT internet is located at 380 South Camp Road, Grand Junction, Colorado above the Redlands area. This location is on Ute Water Conservancy District land next to their water tank. It is a piece of leased property that is 50 feet by 80 feet or 0.092 acres. This tower will be used for relaying internet bandwidth over a microwave radio licensed under the Federal Communication Commission (FCC). This tower will also be used for Collocation for the 911 radios for emergency response, and other communication needs for the Redlands area. The collocation design for five carriers and a ten foot dish requires a 110 foot tall tower.

Public Benefit

The City of Grand Junction needs better radio coverage for their police, fire and emergency response. Their current coverage is from Black Ridge; it shoots over the top of the Redlands area and they lose communication. This communication loss may be when entering buildings, or just in an area that has a dead spot. SBT Internet will provide a location on the tower free of charge for all emergency radio equipment, for the five year term of the contract. This is a value of \$120,000.

The Redlands area also has issues with cell phone coverage. I received several reports that residents cannot use their cell phone in their homes. This tower will accommodate collocation of cell phone companies that will alleviate the problem. The selection of this 110 foot tower was a result of understanding the needs of the city and the water district for collocation and additional growth. This ultimately provides the best use of the land, by serving the public's needs now and for the future.

SBT Internet will provide collocation to qualified communication companies at the fair market value rate set by Ute Water Conservancy District. Qualified communication companies are ones that will not create interference with other facilities on the water tank site. They will use sectorical type antennas that will not diminish the loading capacity of the towers design. They will follow established Motorola tower and communication practices.

Neighborhood Meeting

A neighborhood meeting was conducted on March 8th 2012 at the Liberty Baptist Church 448 South Camp Road, Grand Junction, Co. starting at 5:30 p.m.

Project Impacts

The only impact that we have found is a visual impact.

This tank and tower can be seen from several different angles, but the closer you are to the tank the less you can see, because the terrain blocks the view. The further away from the tank the more visible it is but less noticed. The self supporting lattice tower has less visible light reflected from the surface area. Even though the surface area may be the same as a monopole, the back ground color is seen through the lattice structure and allows the dull gray color to blend easier than the solid monopole. The structure below the water tank height, including the antennas will be painted the same color as the tank to camouflage the structure. The structure above the tank will be left the dull gray that blends well with the changing color of the sky.

Project Compliance, Compatibility, and Impact

1. The adopted plans and policies for this project is a Conditional Use Permit. The above narrative has covered the explanation of why this site is the only one that is capable of providing all of the required elements.

2. Land use in the surrounding area is conservation.
3. Site access and traffic patterns. The Site access is a gravel road starting from Road 23 and South Broadway. This road has limited access with a locked gate permitting authorized personnel. The access road is a little over a mile long, and has a locked gate at the site entrance that restricts traffic as well. The water tank area has traffic that is limited to Ute Water Conservancy District, SBA Towers, and occasionally a designated contractor.
4. At the water tank area there is a power transformer box that will provide power to the communication site. This is the only utility in this area. There are no fire hydrants on the site; the closest one is 900 feet away.
5. There are no special or unusual demands on utilities.
6. Effects on public facilities should be minimal. This site is in a remote area with locked gates, and consists of a concrete building with a steel tower. There is no sanitation, school, or irrigation needs; gravel roads have minimal authorized traffic.
7. (Not Applicable) Site soils and geology (such as Soils Conservation Service (SCS) soils mapping)
8. (Not Applicable) Impact of project on site geology and geological hazards, if any
9. Operations for this facility do not fall under standard hours of business. It is an unmanned operation that runs continuously with periodic maintenance.
10. Number of employees on site will vary. Normal day to day operation requires no employees, periodic maintenance requires only one, and tower work as needed requires two employees.
11. Signage plans: The signage we will install is federally required. It will include FCC required license number and RF exposure warnings, OSHA required placards and warnings identifying all hazards, all emergency numbers, Site designation and owner contact information, FAA site designation numbers.
12. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

I have reviewed the Zoning and Development Code and have address all I could find in the above narrative.

E. Development Schedule and Phasing

Site Design and Structural pattern

Using the site plan, we will mark site structures on the ground. Staking out the area is not only for digging purposes but also to show Blue Stakes or One Call where we plan to dig.

Contact Xcel Power Company designer for estimate on power location and establish location for riser.

Contract a local electrical construction company for permitting with State or local authority and building the electrical distribution structure.

Excavating the site

Call Blue Stakes or One Call to mark the underground lines and hazards, then trench for underground electric supply.

Construct electrical riser mounting board for meter and distribution to communication building.

Dig foundations according to engineering design marked on grounds.

Dig depth using laser level for proper elevation.

Forming The Foundations

Form and install rebar and anchor bolts according to engineering drawings for the tower and building foundations.

Construct pier orientation jig to hold anchor bolts in place on the tower foundation, but do not install. This jig is light weight angle iron and three bolt templates.

Verify all elevations and locations with laser level and tape measure.

Call City Inspection for both foundations prior to pouring concrete.

Pouring The Concrete and Sampling

After all inspection are done and approved; call for concrete delivery. While contacting the already scheduled concrete company, also call your accredited scheduled quality testing company to pull samples of the concrete. This verifies the compressive strength of 3000 psi.

Have a crew on hand to handle the concrete, at least three people. Include: rubber boots, shovels, wheel barrel, concrete rakes, finishing trowel, 8 foot concrete vibrator (recommend two), bull float, and edger.

Pull at least two to three samples per each test. This gives you one to test and one to keep as a backup. Pull a test on the first truck arriving, one about midway of the pour and one out of the last or second to last truck delivering. You should have at least 6 samples or more. Store the samples on site for 24 hours, do not disturb until the next day. The tester will pick up the samples and store for testing on designated days.

Usually at 7 days, 14 days and 28 days; keeping one sample past 28 days as a backup test.

Pour about a yard or two of concrete in each corner and center to stabilize the rebar matt and keep it from moving. Bring the level of the concrete up evenly throughout the pour, not loading anyone side at a time. This practice prevents any movement or skewing of the rebar matt and anchor bolts. Vibrate throughout the pour to insure all voids are gone and no holes or bubble spots remained. Do not over vibrate the concrete and separate the concrete from the sand and gravel. Vibrate each level of pour penetrating approximately 3 inches into the lower pour. This bonds the two layers together without disturbing the lower lay more than needed. Cover concrete with blankets if needed and let cure for a day, remove form boards if any.

Pier Pour

On the morning after the foundation pour, install your pier forms and anchor bolts with templates and jig. Verify level and measurements. Call city for inspection if needed.

Pour and sample concrete as before on each pier to specified height. Remove pier support and orientation jig about 3 days after pour.

Assemble The Tower

While foundation and piers are curing start assembling or finish assembling the tower sections, all but the base section. The concrete should reach 3000 psi in 7 to 10 days, if it was a good pour. Having extra samples allows you to call for a test early to see if the concrete is ready to stack the base section. While the engineering requirement is 3000 psi, we will use a 6 bag mix for the foundation and a 7 bag mix for the piers. When the concrete is fully cured it should yield well above the required amount and closer to a 4,000 psi which gives us added strength for our base. The base section will be assembled on the foundation. This gives us the ability to perfectly level the base section verifying its plum and symmetry. This is the bases for how well the entire tower turns out and its final completion. Tighten all bolts on the base section. The base section is set and needs tight bolts to keep it from moving. However, do not tighten the assembly bolts for the top sections. The bolts on braces to legs should only be finger tight. This allows the tower to settle after it has been stacked; some refer to it as shaking down the tower, before tightening the bolts. These bolts are tightened after the tower is standing. After all top sections are assembled, stage sections in order of crane lift. Bolt the separate sections together based on weight and in accordance to the crane's capacity, and crane operator's requirements, but connect no more than three tower sections together. More sections can be lifted but limiting the sections to three reduces the stress on the tower braces and members as they are lifted into position. The flange bolts that bolt the sections together are different from the bolts that bolt the braces to the legs.

These flange bolts should be tightened with the sections still on the ground, before they are lifted into place.

Lifting The Tower and Building Into Place

Both the tower and building are in Grand Junction, the one that is lifted into place first depends on its orientation. Placing the communication building on the east side would put the building slightly behind the tower, so the building should be lifted into place first. The concrete pour will be at the same time for both of them so the concrete should cure the same time. The tower will have three climbers, one for each leg. They will use safety harnesses and fall and backup fall protection while climbing. Each climber will install the remaining flange bolts connecting the remaining sections together. One climber will use a bosun chair with backup fall protection. This winch operated chair will allow the climber to use an impact wrench to shake down and tighten the brace bolts up and down the inside of the tower. This completes the tower assembly.

Communication Building and Antennas

The communication building comes almost complete from the factory. We will connect the electrical power, mount the radios, mount the antennas, and run the waveguide (coaxial cable) to the antennas.

Fiber Optic Connection

We are waiting on Century Link for final plans on the fiber connection.

