

GRAND JUNCTION PLANNING COMMISSION
NOVEMBER 13, 2012 MINUTES
5:59 p.m. to 6:45 p.m.

The regularly scheduled Planning Commission hearing was called to order at 5:59 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Ebe Eslami, Gregory Williams, Keith Leonard, Loren Couch, Christian Reece and William Wade (2nd Alternate). Commissioner Jon Buschhorn was absent.

In attendance, representing the City's Public Works and Planning Department – Lisa Cox (Planning Manager), Senta Costello (Senior Planner), Scott Peterson (Senior Planner), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner) and Rick Dorris, Development Engineer.

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 14 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Wall recognized two former Planning Commissioners – Patrick Carlow and Lynn Pavelka – who have served their full eight year terms and he recognized their many experiences they both brought to the table, their wisdom and sense of humor and believed that as a community we were blessed to have them serve our community. He presented them with a plaque in recognition of their service to the Planning Commission. Chairman Wall next welcomed two new Commissioners – Christian Reece and Bill Wade. In addition, as Lynn Pavelka was the Vice Chair, it would now be necessary to elect a new Vice Chair in her stead.

MOTION: (Commissioner Williams) “I would like to nominate Ebe Eslami because of his experience. It would be a good choice.”

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

Consent Agenda

1. Minutes of Previous Meetings
None available at this time.

2. River Canyon School CUP – Conditional Use Permit

Request approval of a Conditional Use Permit to operate a general daycare facility exceeding 12 children on 3.876 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: CUP-2012-492
APPLICANT: Gisela Ferguson – River Canyon School
LOCATION: 730 25 Road
STAFF: Brian Rusche

3. Still Pour Tavern CUP – Conditional Use Permit

Request approval of a Conditional Use Permit to allow a tavern where the sale of alcoholic beverages will comprise more than 25% of the gross receipts in a C-1 (Light Commercial) zone district.

FILE #: CUP-2012-497
APPLICANT: Mandy Kelly
LOCATION: 1224 North 25th Street
STAFF: Lori Bowers

4. Kirby Subdivision Vacation of Plat and ROW – Vacation

Request a recommendation of approval to City Council to Vacate a Subdivision Plat (Kirby Subdivision), public right-of-way (Claire Drive) and portions of Utility, Drainage and Irrigation Easements, which are no longer needed.

FILE #: VAC-2012-453
APPLICANT: City of Grand Junction
LOCATION: 2856 B-3/4 Road
STAFF: Scott Peterson

5. Weigh Station ROW Vacation - Vacation

Request a recommendation of approval to City Council to vacate a portion of right-of-way granted by Road Petitions to Mesa County crossing the property located at 2195 Highway 6 and 50.

FILE #: VAC-2012-484
APPLICANT: City of Grand Junction
LOCATION: 2195 Highway 6 and 50
STAFF: Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Jamie Beard, Assistant City Attorney, stated that Commissioner Leonard indicated that he felt he had an appearance of conflict in regards to Item 2 – the River Canyon School CUP – and if there was a motion for the Consent Agenda, he would abstain from voting on that one particular item. Chairman Wall clarified that if there was a motion for the entire Consent Agenda, Commissioner Leonard’s vote would only be as to Items 1, 3, 4 and 5. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

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

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

Public Hearing Items

6. Grand Junction Regional Airport Master Plan – Institutional & Civic Facilities Master Plan

Request a recommendation of approval to City Council of an Institutional and Civic Facility Master Plan for the Grand Junction Regional Airport.

FILE #: FMP-2012-255
APPLICANT: Rex Tippetts – Grand Junction Regional Airport Authority
LOCATION: 2810 H Road
STAFF: Lori Bowers

Staff’s Presentation

Lori Bowers, Senior Planner with the Public Works and Planning Department, addressed the Commission regarding the two-part request – request for approval to forward a recommendation to the City Council on an update of the Grand Junction Regional Airport Civic Facility Master Plan and the second being to amend Ordinance No. 3679.

By way of a PowerPoint presentation, Ms. Bowers outlined the City limits as well as the current boundary of the airport on land the Grand Junction Regional Airport either owned or controlled (nearly 3,000 acres), all of which were included in the update Master Plan. In 2004, there were just over 2,300 acres of land at the airport and in 2011 an additional 614.3 acres were annexed into the City which brought the total to 2,984 acres. Ms. Bowers said that the Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965 and the airport was renamed from Walker Field Airport to Grand Junction Regional Airport in May 2007.

The Comprehensive Plan included future development of the airport which placed land owned and managed by the airport authority in the airport category and which allowed future expansion. Ms. Bowers said that the existing zoning was Planned Airport Development (PAD) and any land annexed into the City within the airport designation on the Future Land Use Map may be zoned PAD upon annexation. The City first approved a Civic Facility Master Plan for the airport in 2004 and prior to that the airport property had been zoned Planned Development zoning but without a plan or applicable zoning standards. The Airport Civic Master Plan was amended in 2007 when the authority reconfigured the site’s traffic circulation, terminal parking lot and storm drainage system. She confirmed that this was the third requested update to the Airport Civic Facility Master Plan.

She next identified the purpose of a Master Plan review process was to provide an opportunity for early review of major institutional and civic facilities that provided a needed service to the community but may impact the surrounding community. The master plan review allowed the City, through a public process, to assess any impacts early in the review process and to direct the applicant on how best to address the impacts. Since the creation of the airport authority in 1971, the first plan was approved in 2004, most of the major impacts of the surrounding community were already constructed or were addressed at that time.

However, with the continued review of the proposed update she noted five criteria that needed to be evaluated and reviewed for approval. Ms. Bowers identified the criterion, and provided details as to how each would be met, as follows: 1) conformance with the Comprehensive Plan and other area corridor or neighborhood plans which was done in part by its location at the north edge of the City and the runway system being oriented to minimize over flight of residential areas and other sensitive uses as much as possible. Also, according to the applicants, the Grand Junction Regional Airport provided a national airline passenger and air freight service to the City of Grand Junction, Mesa County and the surrounding region; 2) conformance with the Grand Valley Circulation Plan and general transportation planning requirements; 3) adequate parking, adequate storm water and drainage improvements, minimization of water, air and noise pollution, limited nighttime lighting and adequate screening and buffering potential; 4) the adequacy of public facilities and services; and 5) community benefits from the proposal.

Ms. Bowers next addressed the proposed updated Civic Facility Master Plan which included, among other things, the relocation of Runway 1129 and associated taxiway system; potential expansion of general aviation hangar facilities and related apron space; potential new air traffic control tower; relocation of 27 $\frac{1}{4}$ Road around the west end of the new runway protection zone; and to provide the comprehensive drainage plan for more than 3,000 acres; 29 Road connection to be completed per an improved process as development warrants; and construction of a new administration building. In addition, she identified key improvements included in the updated Civic Facility Master Plan were expansion of the terminal building; replacement of the existing passenger terminal building; the addition of a new facility to the southeast of the existing terminal building; the potential construction of a three-story parking structure to the northwest of the existing passenger terminal building; improvement of the unpaved overflow parking area; and expansion of a de-icing pad to the southeast of the existing de-icing pad.

Ms. Bowers spoke to the amendment of Ordinance 3679 which would provide the amended PD District Map to more clearly show the realignment of roads in the area and newly annexed land to the airport. It further defined the development zones within the ordinance. The proposed amendment to PD Ordinance would allow the improvements to be reviewed administratively by utilization of the City's minor site plan review process. She pointed out that the proposed ordinance needed to be corrected to say that it would apply to zones 2 and 3. She concluded that after reviewing the Grand Junction Regional Airport Authority's request to update the Civic Facility Master Plan and amend Ordinance 3679, the findings of fact and conclusions had been determined so that the

requested plan was consistent with the Comprehensive Plan; the applicable review criteria of the Code had been met; and the Grand Junction Regional Airport's Civic Facility Master Plan would be valid for 20 years, or until 2032, and may be amended as required during that term.

Questions

Commissioner Williams raised a question regarding the Ordinance 3679 amendment, and asked if staff agreed with the administrative review. Ms. Bowers said they did because when the Code was rewritten in 2010, the Code was changed to allow for any Planned Developments that had an approved Outline Development Plan to be reviewed administratively and to be approved by the Director. This would bring the ordinance into conformance and in stride with the new times.

Commissioner Couch had a question regarding the change from the 5-year review period to the 20-year review period. Ms. Bowers said that it was a suggestion by staff because they did not see this plan changing much in the next 20 years. She pointed out that they would be required to come back and amend the plan if there were major changes from it. However, at this time, they did not see any changes of any significance that would come forward and anything that would go through a review would have to be in compliance with the plan. Lisa Cox, Planning Manager, added that the recommendation was that this plan would be valid for 20 years which meant that anything that was proposed for development that was consistent with the plan would not necessarily come back before the Planning Commission but rather it would be approved through the normal process because it was in the plan. If it were to be a major change, then the change would come back so that the plan could be updated but if development was consistent with the Master Plan, it was very likely that it would be approved on an administrative level.

Chairman Wall asked if he was correct in his understanding that according to the Grand Valley Circulation Plan, 29 Road would either cross or go under a future runway. Rick Dorris, Development Engineer, said that that runway was existing and 29 Road was proposed to go underneath it. An environmental assessment would be done whenever a new interchange upon an interstate was done and at that time, they would look at taking 29 Road under that runway.

Chairman Wall asked if the airport was okay with the examination of that. Mr. Dorris said that they would participate in the process and part of the process included looking at other alternatives, costs and mitigation, among other things. He went on to state that when an interchange happened at 29 Road and I-70, they expected a substantial amount of commercial development that may be airport related.

Chairman Wall asked if other alternatives were looked at if this was not appropriate. Mr. Dorris said that they had which alternatives would be a lot more circuitous around the south-end of the runway and another being going around the north-end of the new runway. With the circuitous route, people would be less likely to use those connections than they would be in using a direct route that went under the runway. All of the

alternatives would need to be fully vetted out with the analysis when looking at the interchange.

Applicant's Presentation

Tim Malloy appeared as a representative of the Grand Junction Regional Airport Authority along with Ryan Hayes who had worked on both the Master Plan and the Terminal Area Plan on behalf of the airport and Amy Jordan, the assistant aviation director for the airport. He appreciated the presentation made by staff and expressed appreciation for staff's work and the opportunity to work with them. Mr. Malloy commented that with respect to the question regarding 29 Road, he pointed out that the only real reference to the 29 Road in the actual terminal area plan or the airport master plan was in a section that discussed existing conditions, existing planning conditions and reference to the Grand Valley Circulation Plan. They had expressed concerns about how that would work as well as safety concerns, lights and vehicles passing under a runway but they have expressed a willingness to work with staff from both Mesa County and the City of Grand Junction to look at alternatives and although they had some reservations, there would be some difficult issues to resolve. Also, with respect to the question regarding the amendment to the ordinance, they were in full agreement with the staff that it would be more consistent with the code if the change was made. They also fully supported the staff's findings and conclusion and had no issues with either the ordinance or the resolution other than the change mentioned to include zones 2 and 3. Mr. Malloy requested that the Commission consider forwarding a recommendation of approval for the Airport Master Plan.

Questions

Commissioner Eslami asked if he was opposed to the 29 Road going under the runway. Mr. Malloy clarified that there were hurdles that needed to be looked at very carefully. He went on to say that there were much more stringent security standards in terms of vehicles other than approved vehicles passing onto the secure portion of the airport through the security fence and under the facility after 9/11.

Public Comment

There was no public comment.

Jamie Beard said that the motion that was presented was a single motion which normally would have been presented as two separate motions. The main reason separate motions were normally presented was that if someone was agreeable to the Master Plan but not agreeable to the amendment, then it was more clear on who voted in which direction.

Discussion

Commissioner Eslami said that after review he did not see a problem with recommending this to City Council and he commended staff and the airport representatives for their cooperation and understanding for the need for the continuance to this date.

Commissioner Williams agreed with Commissioner Eslami and believed staff had done a wonderful job and it made sense.

Chairman Wall agreed and said that it made perfect sense. He thought that making the adjustment to Ordinance 3679 also made sense.

After discussion, it was agreed that one motion would be sufficient.

MOTION: (Commissioner Williams) “Mr. Chairman, I move that we forward a recommendation of approval to the City Council of the 2012 Grand Junction Regional Airport Civic Facility Master Plan Update and amendment to Ordinance Number 3679 to allow administrative review of site plans and final development plans within the Airport PD zone district for the Grand Junction Regional Airport, File FMP-2012-255, with the findings and conclusions listed in the staff report.”

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

General Discussion/Other Business

Lisa Cox, Planning Manager, announced that there would be no second meeting in November.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:45 p.m.