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**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL, 250 NORTH 5TH STREET
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

THURSDAY, APRIL 4, 2019 @ 12:00 PM

Call to Order - 12:00 PM

Other Business

1. Comprehensive Plan Update
2. Discussion regarding amending Section 21.04.030(e), Use Specific Standards for Recreational Campgrounds
3. Discussion regarding TCP fees and Amending Ordinance No. 3641

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: April 4, 2019

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By:

Information

SUBJECT:

Comprehensive Plan Update

RECOMMENDATION:

EXECUTIVE SUMMARY:

An update on the Comprehensive Plan and forthcoming meetings will be discussed.

BACKGROUND OR DETAILED INFORMATION:

NA

SUGGESTED MOTION:

NA

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: April 4, 2019

Presented By:

Department: Community Development

Submitted By: Kristen Ashbeck, Senior Planner

Information

SUBJECT:

Discussion regarding amending Section 21.04.030(e), Use Specific Standards for Recreational Campgrounds

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion regarding amending Section 21.04.030(e) regarding use specific standards for recreational campgrounds.

BACKGROUND OR DETAILED INFORMATION:

Staff will provide and review draft revisions to these standards at the workshop.

SUGGESTED MOTION:

NA

Attachments

1. Campground Regulations DRAFT

(e) **Campgrounds. (Revise in Use/Zone Matrix).**

(1) Length of Stay

(a) The occupant of a camping unit (camping guest) shall not use the site as a permanent residence or domicile irrespective of the length of stay.

(b) No camping guest shall stay in any campground more than 180 days per calendar year. This requirement does not apply to employees or managers of the campground.

(2) Campground Design and Site Layout

(a) General Location

(i) The campground shall not be located in a floodway. Campsites that do not have utility services may be located in a floodplain. The campground shall not be located such that it may contaminate private or public water supply; nor located adjacent to health or safety hazards such as wetlands, railroads, stockyards or industrial sites.

(b) Access and Circulation

(i) Entries, access drives, and parking areas shall meet City dimensional and Fire standards and grading, drainage and dust control requirements as applicable.

(ii) The surface of entries and access drive aisles shall be paved with asphalt per City standards.

(iii) Parking or unit pull-in spaces and pedestrian walkways in campgrounds shall be finished with a firm and stable, ADA-accessible material. Pedestrian walkways shall be designed to provide safe pedestrian circulation within the campground.

(iv) A minimum of one parking space for a full-sized vehicle per intended camping unit on a campsite shall be provided at or in proximity to each campsite. A minimum of two additional parking spaces shall be provided at each common service building or campground office.

(v) Entries, access drive aisles and walkways shall be lighted every 500 feet, consistent with the overall design of the campground. Low-level, pedestrian lighting fixtures are encouraged.

(c) Site Design and Planning

(i) At least one camping unit with accessible/mobility features shall be provided for each 25 campsites within the campground and shall be located throughout the campground, not grouped into one location. Refer to the United States

Access Board Guidelines and Standards for Camping Facilities for suggested design elements.

(ii) All areas shall be well drained and so designed and used as to provide sufficient space for camping activities, vehicles, sanitary facilities, and appurtenant equipment.

(iii) Common service buildings including restroom and shower facilities shall be located at a distance of not less than 20 feet or more than 500 feet from any campsite that may be used by a dependent camping unit.

(iv) Entryways to common service buildings shall be lighted during all operational hours.

(v) Adjoining residential areas shall be screened by a 6-foot solid fence or year-round vegetation measuring six feet in height. Fences must comply with GJMC [21.04.040\(i\)](#), any design guidelines and other conditions of approval.

(vi) Landscaping. All areas shall be covered with either the natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

- One tree per 2500 square feet of the total area used for camping sites is required. Trees are not required to be located at each site - they may be consolidated into several open areas scattered throughout the campground.
- Existing vegetation retained during construction of the campground may be counted towards the landscape requirement.
- Any new landscape areas/plants shall have an underground, pressurized irrigation system.

(vii) Each campground shall provide an active recreational area(s) consisting of a minimum of 100 square feet per campsite.

(d) Campsite Design

(i) Any campsite shall be set back a minimum of 25 feet from a public right-of-way.

(ii) Each campsite shall provide at least 900 square feet of space per intended camping unit, and have a minimum width of 25 feet. If a site may be used for multiple units (e.g. group campsites), the campsite shall provide at least another 400 square feet per each additional intended unit.

(iii) A camping unit in full set-up mode (all extensions/pull-outs in place) or placed or built on a site shall not occupy more than 75 percent of the area of the campsite. Thus, campsite size shall be larger than the stated minimum if larger units are intended.

(iv) Camping units or attachments thereto (e.g. slideouts, awnings) shall be set back a minimum of five feet from individual campsite boundary lines or adjacent property boundary lines.

(vi) Campgrounds shall provide minimum utility services at individual campsites as follows:

- For campsites intended for use by independent camping units, potable water, sewer inlet and electrical power shall be provided. All water and sewer services provided for individual sites shall be connected to a public system.
- For campsites intended for use by dependent camping units, electrical power may be provided.

(vii) The maximum number of camping guests allowed on an individual campsite shall be prescribed on the approved Site Plan.

(viii) Each site shall be marked and/or numbered for identification in a conspicuous location, be legible from the campground access drives, and a site map depicting all sites posted at the entrance to the campground.

(ix) No permanent or semi-permanent structures, such as cabins, lean-tos, sheds or habitable buildings, whether placed on a permanent foundation or not, shall be erected on a campsite except by the owner of the property and shall be erected in accordance with applicable state or local building construction requirements.

(e) Utility Services

(i) Camping units equipped with plumbing fixtures shall not be permitted in a campground unless connected to the water and sewerage system, or, unless all wastes are contained in a sewage holding tank in an independent camping unit, or the drain outlets from the camping vehicle are capped, or the drain outlets are connected to a sealed container located outside the camping unit. Management will enforce conditions?

(ii) Camping units not equipped with plumbing fixtures shall not be permitted in a campground unless effective means are provided to collect and contain dishwashing, bathing, or other liquid waste material and to properly dispose of these wastes by approved means. Management will enforce the use of proper disposal?

(f) Water Services

(i) The campground water supply system shall be designed, constructed and maintained in compliance with all applicable codes and connected to a public water supply system.

(vii) Common water faucets shall be conveniently accessible from any campsite. Spillage, overflow, drainage or wastewater from faucets shall be discharged to approved drains to prevent impoundment of water, creation of mud holes or other nuisance conditions.

(viii) A water station for filling camping unit water storage tanks shall be provided at the rate of one station for every 100 campsites or part thereof that are designed for independent camping units. These shall be located not less than 50 feet from a sanitary station. The water station shall be posted with signs of durable material not less than two square feet in size which state: POTABLE WATER - DO NOT USE TO FLUSH CAMPING UNIT WASTE TANKS.

(g) Sanitary Sewer

(i) One sanitary waste station connected to a public sewer system shall be provided for each 100 campsites or part thereof that are designed for independent camping units. The station(s) shall be on a level site with a concrete slab with a center drain inlet with appropriate filtration and easily accessible from the access drive.

(ii) When a sanitary waste station is provided, a means for flushing camping unit holding tanks and the immediate area shall be provided at each sanitary waste station. It shall consist of a properly supported water riser pipe, valved outlet and attached hose. A sign, constructed of durable material not less than two feet square in size shall be posted adjacent to the water flushing outlet and state: DANGER – NOT TO BE USED FOR DRINKING OR DOMESTIC PURPOSES

(v) A flushing sink or other means of disposal connected to the public sewer system shall be provided for disposal of liquid wastes from dependent camping units unless a sanitary waste station is provided and is conveniently located to these campsites.

(f) Restroom and Shower Facilities

(i) All common restroom facilities shall be connected to public water and sewer systems. Privies or are not allowed within campgrounds within the City limits.

(ii) Required toilet, sink and shower facilities shall be provided in the following minimum numbers:

- Where a campground is designed and operated for exclusive use by independent camping units, at least one toilet and one sink shall be provided for each sex at the rate of one for every 100 campsites or fractional part thereof.

- Where a campground accepts or accommodates dependent camping units and camping equipment units, at least one toilet and one sink shall be provided for each sex at the rate of one each for every 20 campsites not provided with sewer connections or fractional part thereof and one shower shall be provided for each sex for every 35 campsites or fractional part thereof. Sinks shall be provided at each building containing toilet facilities at a rate of one sink per toilet for up to 6 toilets and 1 sink for every 2 toilets after that.
- Additional toilets and sinks shall be provided for each sex at the rate of one for every 30 picnic spaces, and one for each 100 persons in a recreational area having concentrated numbers of people.

(g) Health, Safety and Maintenance Concerns

(i) Emergency and fire safety rules and regulations shall be conspicuously posted by campground management and shall include the following information in addition to any other information required by the fire and or police department.

- Information needed for summoning the fire and police departments
- Campground location information needed to provide to responding emergency services
- Location of common water faucets
- Location of sanitary waste station(s)

(ii) All areas, including the storage, collection and disposal of refuse shall be maintained to minimize health and accidents hazards, fire hazards, air pollution or odor; insects, snakes, small animal and rodent hazards, and the growth of noxious or allergenic weeds, and other nuisance conditions.

(iii) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse shall be provided at each service building, and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites.

(iv) All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.

(v) A fire ring shall be provided at any campsite at which burning of wood or other combustible material is proposed. All burning is prohibited during times of sustained winds, no burn days, and Red Flag Warnings.

DEFINITIONS

Campsite. Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

Camping Guest. One or more persons assigned to a single campsite.

Camping Unit. A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

Dependent Camping Unit. A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

Independent Camping Unit. A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

SITE PLAN REQUIREMENTS

A proposed campground will be reviewed per GJMC Title 21 as required for campgrounds where allowed within a zoning district.

Development and Engineering Plans will be included in the development application that shall specifically illustrate the following elements of the campground:

- Campground entry and access drives with dimensions
- Individual campsites and intended placement of camping units with dimensions and site numbering
- Identification of type of campsite and intended camping unit e.g. dependent, independent, or camping equipment and anticipated number of maximum camping guests on each campsite.
- Other proposed structures and facilities such as common bathhouse, office, recreation room
- Common open space areas including any proposed permanent, propane-powered fire pit(s)
- Landscaping, screening and fencing
- Utility services – common and/or at individual campsites
- Location of emergency service information
- Refuse collection areas
- Locations of Fire Rings, Permanent Fire Pits or Fireplaces



Grand Junction Planning Commission

Workshop Session

Item #3.

Meeting Date: April 4, 2019

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director
Trent Prall, Public Works Director

Information

SUBJECT:

Discussion regarding TCP fees and Amending Ordinance No. 3641

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff will seek additional discussion and direction regarding the TCP fees item heard at the March 26th Planning Commission meeting.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

NA

Attachments

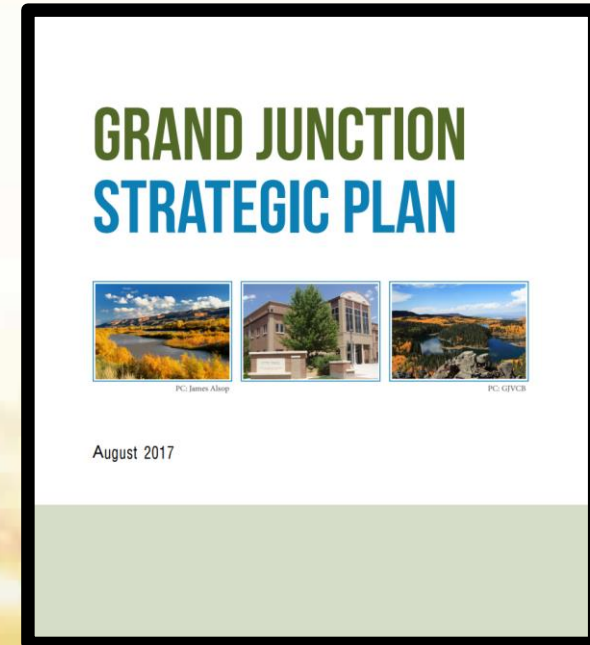
1. Transportation Impact Fee Schedule 20190306
2. Transportation Impact Fees recommendations

Transportation Impact Fees Implementation Schedule


| | | | Jan 1 2020 | July 1 2020 | Jan 1 2021 | Jul 1 2021 | Jan 1 2022 | July 1 2022 |
|---------------------------------------|----------|--------------|------------|-------------|------------|------------|------------|------------------|
| Land Use Type | Unit | Current Fees | 16.7% | 33% | 50% | 67% | 83% | Proposed 100% |
| Single-Family Detached | Dwelling | \$ 2,554 | \$ 3,256 | \$ 3,957 | \$ 4,659 | \$ 5,361 | \$ 6,062 | \$ 6,763 |
| Multi-Family (including townhomes) | Dwelling | \$ 1,769 | \$ 2,236 | \$ 2,703 | \$ 3,170 | \$ 3,637 | \$ 4,104 | \$ 4,570 |
| Multi-Family, Low-Rise (1-2 stories) | Dwelling | N/A | \$ 2,565 | \$ 3,101 | \$ 3,637 | \$ 4,172 | \$ 4,708 | \$ 5,243 |
| Multi-Family, Mid-Rise (3-10 stories) | Dwelling | N/A | \$ 1,907 | \$ 2,305 | \$ 2,704 | \$ 3,102 | \$ 3,500 | \$ 3,898 |
| Townhouse | Dwelling | N/A | \$ 2,033 | \$ 2,457 | \$ 2,882 | \$ 3,306 | \$ 3,731 | \$ 4,155 |
| Senior Adult Housing - Detached | Dwelling | N/A | \$ 1,492 | \$ 1,804 | \$ 2,115 | \$ 2,427 | \$ 2,739 | \$ 3,050 |
| Senior Adult Housing - Attached | Dwelling | N/A | \$ 1,297 | \$ 1,567 | \$ 1,838 | \$ 2,109 | \$ 2,380 | \$ 2,650 |
| Mobile Home/RV Park | Pad | \$ 1,284 | \$ 1,667 | \$ 2,050 | \$ 2,434 | \$ 2,817 | \$ 3,200 | \$ 3,583 |
| Hotel/Motel | Room | \$ 2,407 | \$ 2,703 | \$ 2,999 | \$ 3,295 | \$ 3,591 | \$ 3,887 | \$ 4,183 |
| Shopping Center/Commercial | 1,000 sf | \$ 4,189 | \$ 4,864 | \$ 5,540 | \$ 6,215 | \$ 6,890 | \$ 7,566 | \$ 8,240 |
| Auto Sales/Service | 1,000 sf | \$ 3,780 | \$ 4,693 | \$ 5,606 | \$ 6,520 | \$ 7,433 | \$ 8,346 | \$ 9,258 |
| Bank, Drive-In | 1,000 sf | \$ 6,359 | \$ 8,360 | \$ 10,362 | \$ 12,363 | \$ 14,365 | \$ 16,366 | \$ 18,365 |
| Convenience Store w/Gas Sales | 1,000 sf | \$ 9,143 | \$ 12,019 | \$ 14,895 | \$ 17,771 | \$ 20,647 | \$ 23,523 | \$ 26,395 |
| Golf Course | Hole | \$ 5,951 | \$ 7,101 | \$ 8,251 | \$ 9,401 | \$ 10,551 | \$ 11,701 | \$ 12,850 |
| Movie Theater | 1,000 sf | \$ 10,574 | \$ 14,317 | \$ 18,060 | \$ 21,803 | \$ 25,546 | \$ 29,289 | \$ 33,028 |
| Restaurant, Standard | 1,000 sf | \$ 5,159 | \$ 6,795 | \$ 8,432 | \$ 10,068 | \$ 11,704 | \$ 13,341 | \$ 14,975 |
| Restaurant, Drive-Through | 1,000 sf | \$ 11,544 | \$ 15,155 | \$ 18,765 | \$ 22,376 | \$ 25,986 | \$ 29,597 | \$ 33,203 |
| Office, General | 1,000 sf | \$ 3,141 | \$ 3,732 | \$ 4,323 | \$ 4,913 | \$ 5,504 | \$ 6,095 | \$ 6,685 |
| Office, Medical | 1,000 sf | \$ 8,862 | \$ 11,663 | \$ 14,464 | \$ 17,265 | \$ 20,066 | \$ 22,867 | \$ 25,665 |
| Animal Hospital/Vet Clinic | 1,000 sf | N/A | \$ 7,759 | \$ 9,379 | \$ 10,999 | \$ 12,619 | \$ 14,240 | \$ 15,858 |
| Hospital | 1,000 sf | \$ 4,112 | \$ 4,744 | \$ 5,377 | \$ 6,009 | \$ 6,641 | \$ 7,273 | \$ 7,905 |
| Nursing Home | 1,000 sf | \$ 1,149 | \$ 1,478 | \$ 1,806 | \$ 2,135 | \$ 2,463 | \$ 2,792 | \$ 3,120 |
| Place of Worship | 1,000 sf | \$ 1,967 | \$ 2,093 | \$ 2,220 | \$ 2,346 | \$ 2,472 | \$ 2,599 | \$ 2,725 |
| Day Care Center | 1,000 sf | \$ 4,086 | \$ 4,153 | \$ 4,219 | \$ 4,286 | \$ 4,352 | \$ 4,419 | \$ 4,485 |
| Elementary/Secondary School | 1,000 sf | \$ 639 | \$ 814 | \$ 989 | \$ 1,164 | \$ 1,338 | \$ 1,513 | \$ 1,688 |
| Public/Institutional | 1,000 sf | N/A | \$ 1,866 | \$ 2,255 | \$ 2,645 | \$ 3,034 | \$ 3,424 | \$ 3,813 |
| Industrial | 1,000 sf | \$ 1,864 | \$ 1,900 | \$ 1,935 | \$ 1,971 | \$ 2,007 | \$ 2,042 | \$ 2,078 |
| Warehouse | 1,000 sf | \$ 1,328 | \$ 1,315 | \$ 1,301 | \$ 1,288 | \$ 1,275 | \$ 1,261 | \$ 1,248 |
| Mini-Warehouse | 1,000 sf | \$ 460 | \$ 563 | \$ 665 | \$ 768 | \$ 870 | \$ 973 | \$ 1,075 |

Foundation - Strategic Plan

- Guiding Principles
 - Partnerships and Intergovernmental Relations
 - Fiscal Responsibility
- Four strategic directives
 - 1. Public Safety
 - 2. Planning and Infrastructure
 - 3. Diversification of our Economic Base
 - 4. Communication, Outreach and Engagement

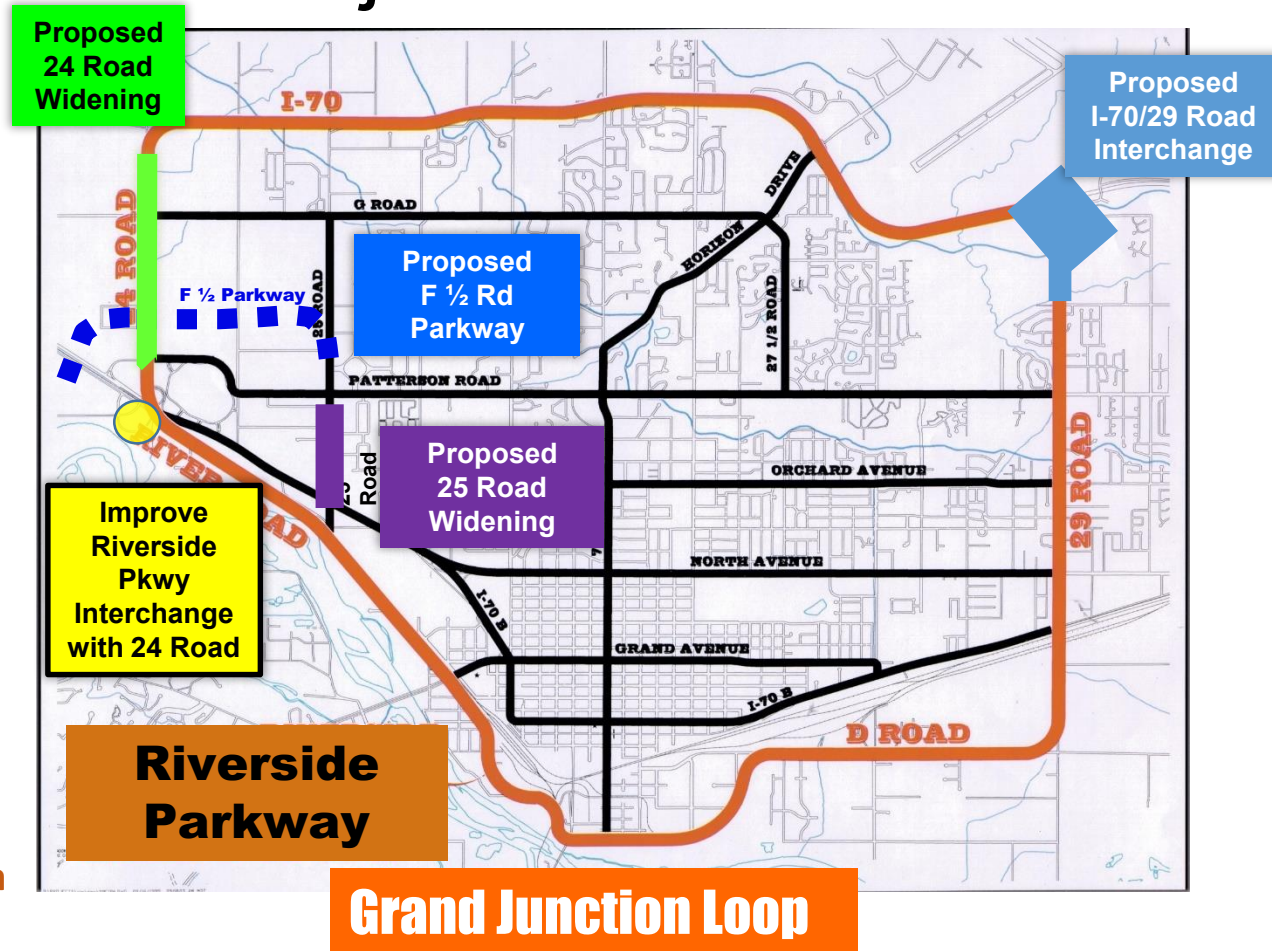


Transportation – Roadway Expansion

- Traffic that flows well is important to quality of life
- Good transportation system = good economic development
- Population  and housing demand increasing urgency and congestion on our roads
- Advanced planning required for expansion of major transportation corridors, the Loop, and I-70 interchange as well as transforming many rural “farm” roads into complete urban streets. (Riverside Parkway planning efforts started in the late 1990’s – years ahead of construction.)

Roadway Expansion Projects

- **Regional:** Grand Junction Loop with 29 Road & I-70 Interchange estimated costs = **\$78 million**
 - 29 Road & I-70 Interchange
 - \$30 m (City share)
 - Riverside Pkwy & 24 Road Interchange = **\$20 m**
 - Widening of 24 Road = **\$10 m**
 - Creating F ½ Road Pkwy = **\$10 m**
 - Widening 25 Road = **\$8 m**
- **Backbone:** Projects estimated costs = **\$106 m**
 - Projects increasing capacity for neighborhoods and improving mobility.
- Total estimated cost of all expansion projects = **\$184 million**



Three Approaches

- **New Revenue:** ¼ Sales Tax dedicated towards roads - \$4.3m/yr
- **Existing ¾ cent sales tax:** After Riverside Pkwy debt paid off \$3.8m/yr
- **Update Transportation Impact Fee:** Increase from \$1.5m/yr to \$4.5m/yr



Transportation Infrastructure Policies

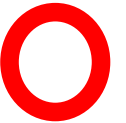
- Growth Management and Street Policy
 - “...provide a specific financing mechanism, which will continue to allow safe and functional streets while refining the calculation of payment for and costs attributable to development.”
 - Changed what was required of development for public access and street safety improvements
- Transportation Capacity Fee (TCP) - 2004
 - Recommended Single Family equivalent fee was \$2,854
 - Adopted a discounted fee of \$1,500 which was 53% of recommended rate
 - Currently fee is \$2,554 which about 38% of recommended rate

Growth Management and Street Policy

On-Site vs. Off-site Improvements



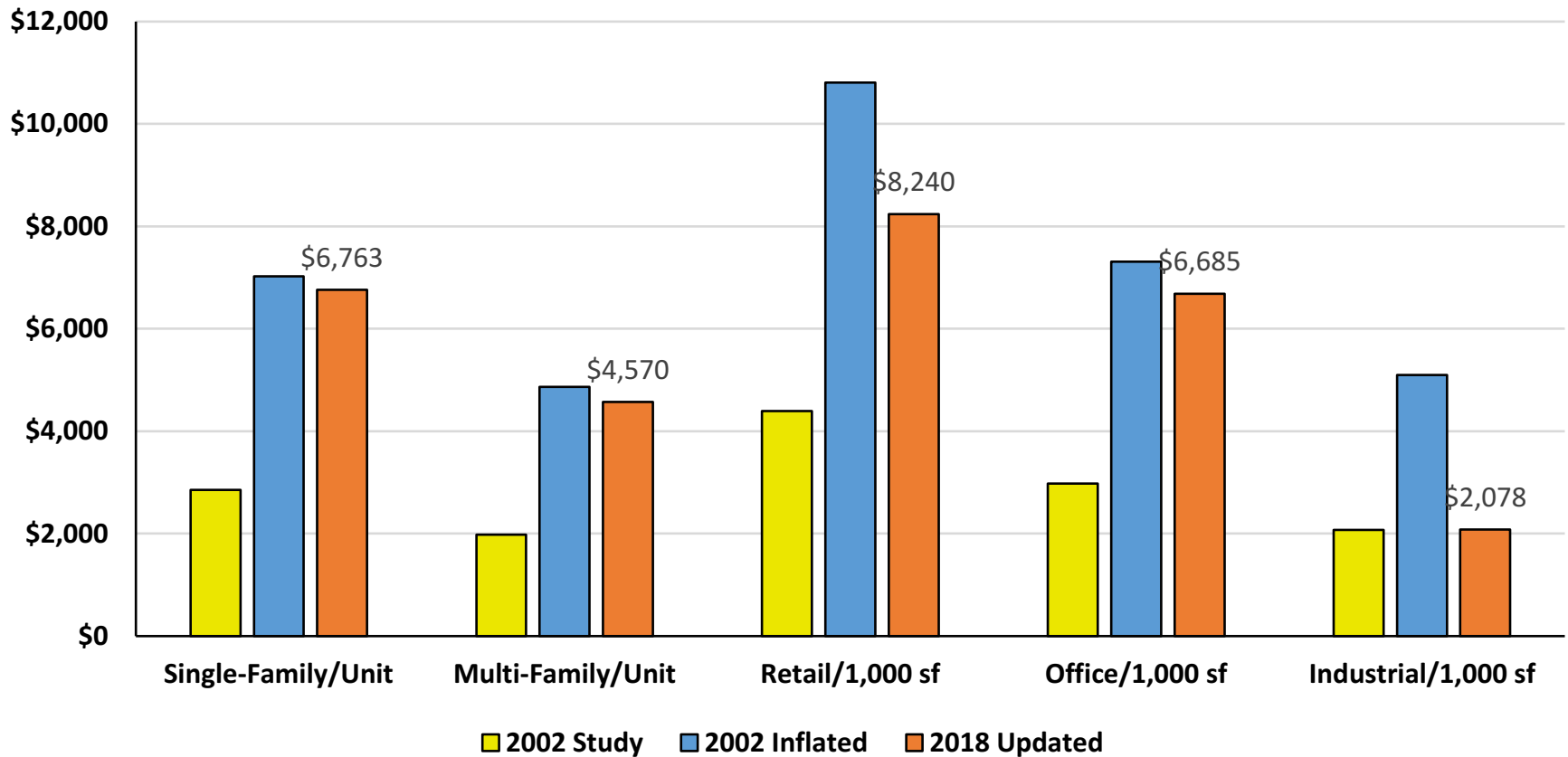
On-Site = Improvements required specifically for a development



Off-Site = Improvements required to benefit overall transportation system



Updated Transportation Fees



Outreach

- Associated Members of Growth and Development
- Chamber of Commerce
- Development Roundtable
- Home Builders Association
- Western Colorado Contractors Association

Comments Received to Date

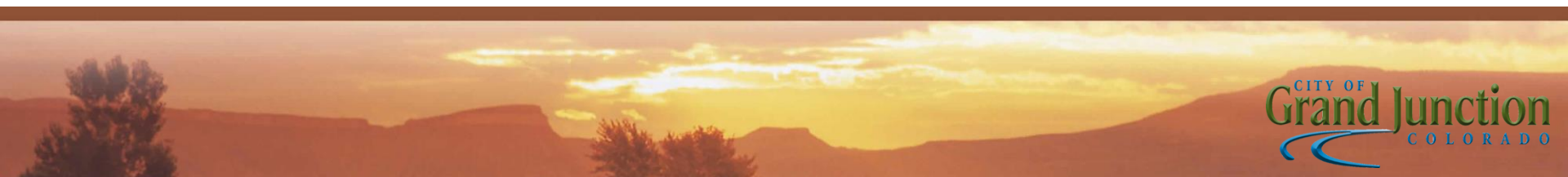
- Phase Implementation
 - Soften the impact
 - Create predictability
- Clear point in application process when “locked in”
- Additional breakdown by sq ft for single family and multi-family type
- Street Policy: On-site
 - Safety only (if any)
 - Adjacent – concurrent half street too complex
 - Phase implementation

Recommendations: Growth Management and Street Policy

1. Revise minimum access to include On-Site Safety Only
2. Implement January **2021**



On-Site = Safety improvements required specifically for a development (turn lanes)



Recommendations

Proposed Implementation Schedule

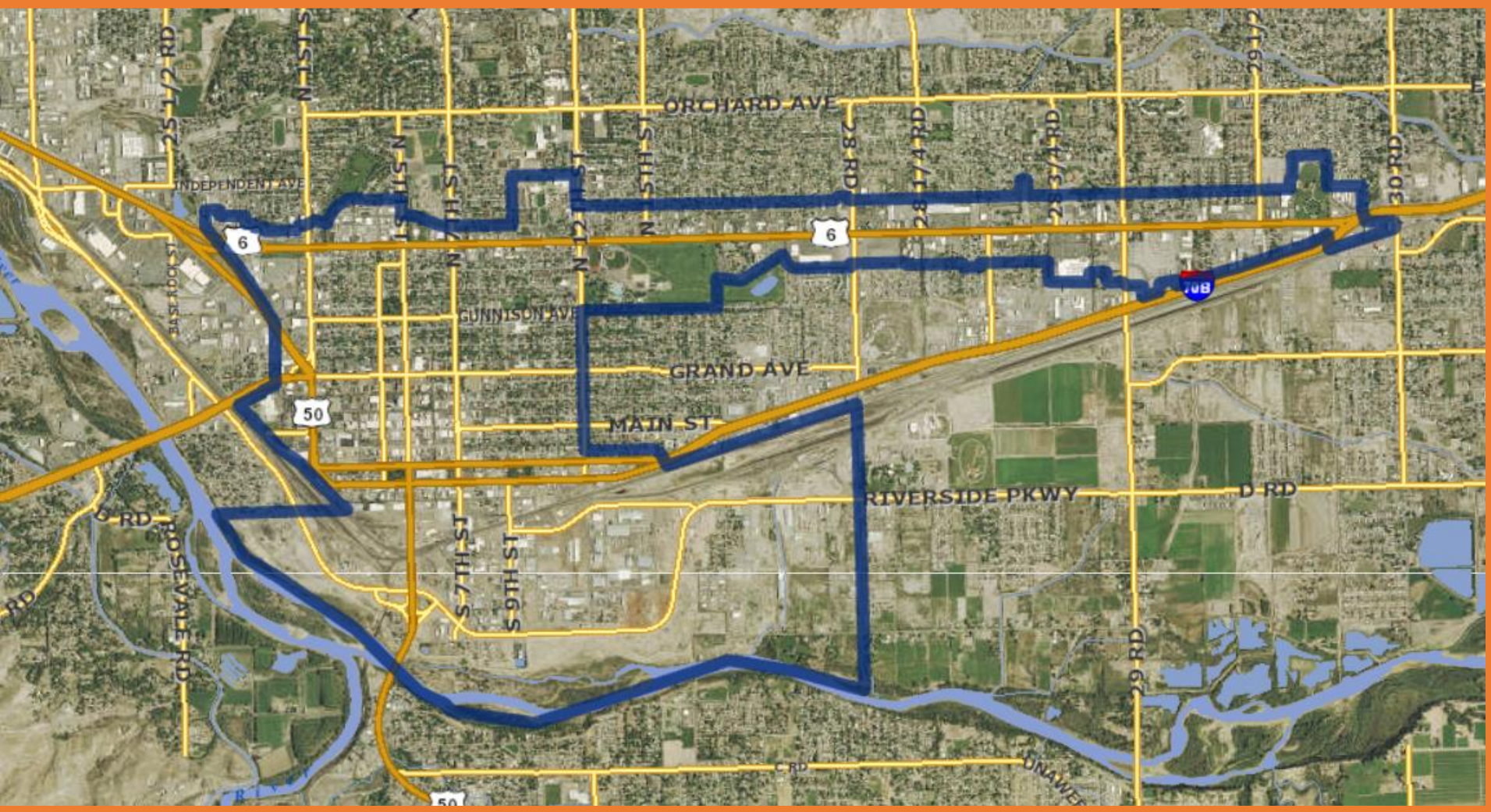
Transportation Impact Fees

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| Day Care Center | 1,000 sf | \$ 4,086 | \$ 4,153 | \$ 4,219 | \$ 4,286 | \$ 4,352 | \$ 4,419 | \$ 4,485 |
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| Mini-Warehouse | 1,000 sf | \$ 460 | \$ 563 | \$ 665 | \$ 768 | \$ 870 | \$ 973 | \$ 1,075 |

Recommendations

Transportation Impact Fees

Current Redevelopment Area – 50% reduced TCP



Recommendations after March 4 Workshop:

1. **Implementation:** Council provided direction that the fee would be implemented over 3 years starting January 2020 and increasing by 16.7% every six months.
2. **Multi-family** has been provided with further breakdown.
3. **Safety improvements** are proposed to be the responsibility of the developer. The balance of the "on-site" improvements on perimeter collector/arterial roads will remain the responsibility of the City. Implementation is January 2021.
4. **"Locked in"** - Single Family residential is at planning clearance. Multi-family and non-residential commercial/industrial uses would be at the time of submittal with a two year window to get to planning clearance.
5. Further discussion remains on the on the **Redevelopment Area** where the TCP fees are reduced by 50%.

Schedule

- March 4 – Joint planning commission / City Council Workshop
- March 20 – City Council 1st Reading
- March 26 – Planning Commission – public hearing
- April 3 – City Council 2nd Reading – public hearing

Questions

