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

**THURSDAY, MARCH 21, 2019 @ 12:00 PM**

**Call to Order - 12:00 PM**

**Other Business**

1. Comprehensive Plan Update
2. Discussion regarding amending Ordinance 3641 and amending Section 21.06.010 of the Zoning and Development Code regarding TCP fees
3. Discussion regarding amending Section 21.04.030(e), Use Specific Standards for Recreational Campgrounds

**Adjournment**



**Grand Junction Planning Commission**

**Workshop Session**

**Item #1.**

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**Meeting Date:** March 21, 2019

**Presented By:** David Thornton, Principal Planner

**Department:** Community Development

**Submitted By:**

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**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.

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**Meeting Date:** March 21, 2019  
**Presented By:** Tamra Allen, Community Development Director  
**Department:** Community Development  
**Submitted By:** Tamra Allen, Community Development Director  
Trent Prall, Public Works Director

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### Information

#### **SUBJECT:**

Discussion regarding amending Ordinance 3641 and amending Section 21.06.010 of the Zoning and Development Code regarding TCP fees

#### **RECOMMENDATION:**

#### **EXECUTIVE SUMMARY:**

Staff will review the materials presented at the March 4th workshop regarding amending the City's code and policy regarding Transportation Capacity Payment (TCP) fees and safety improvements.

#### **BACKGROUND OR DETAILED INFORMATION:**

see attached slide presentation

#### **SUGGESTED MOTION:**

NA

### Attachments

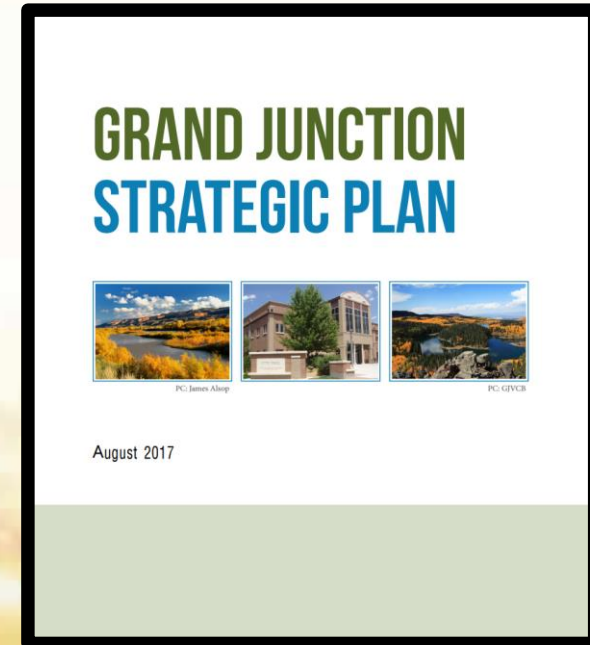
1. Transportation Impact Fee Schedule 20190306
2. Transportation Impact Fees recommendations

# 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
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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
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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
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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

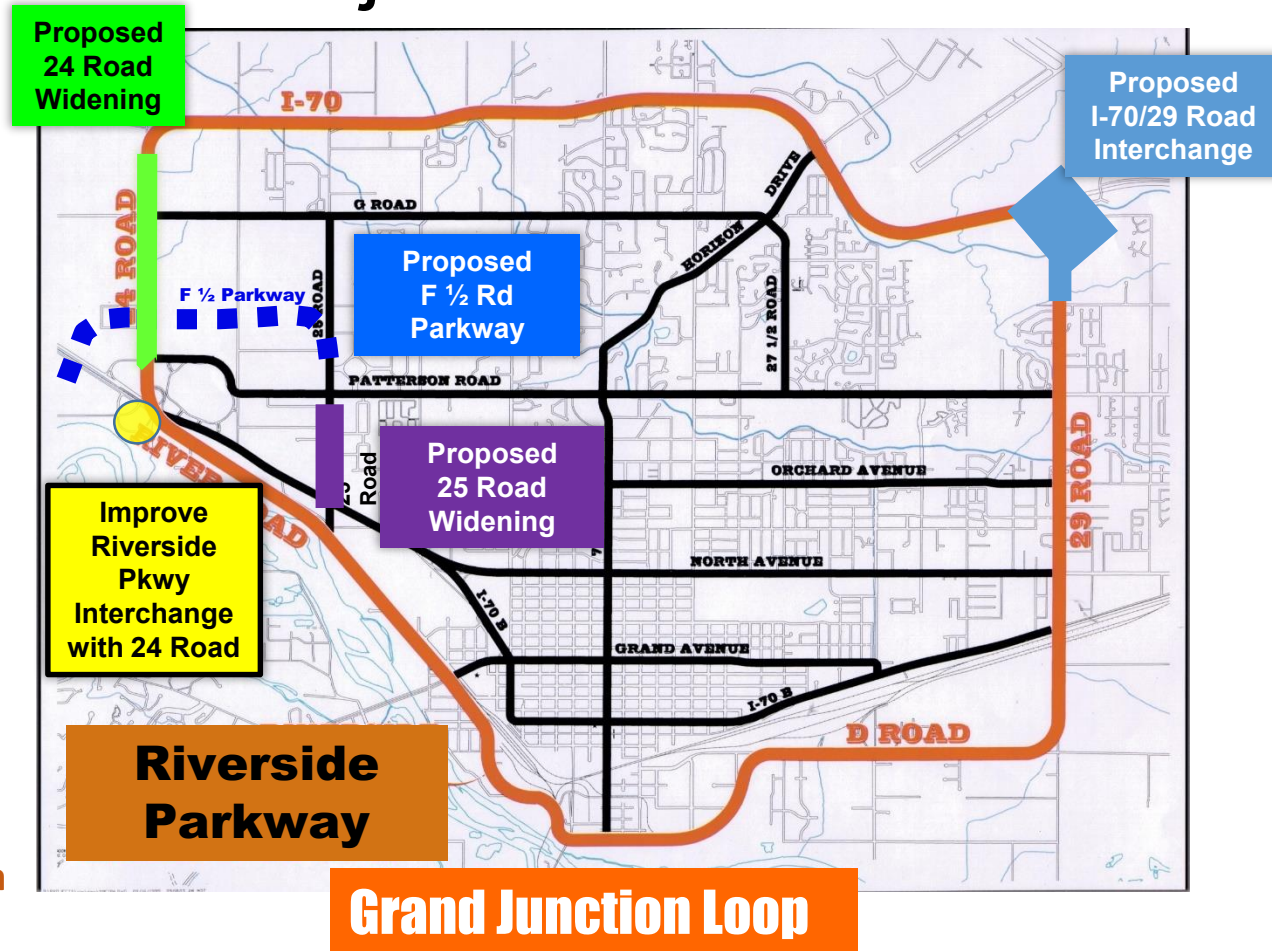


## Transportation – Roadway Expansion

- 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:**  $\frac{1}{4}$  Sales Tax dedicated towards roads - \$4.3m/yr
- **Existing  $\frac{3}{4}$  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



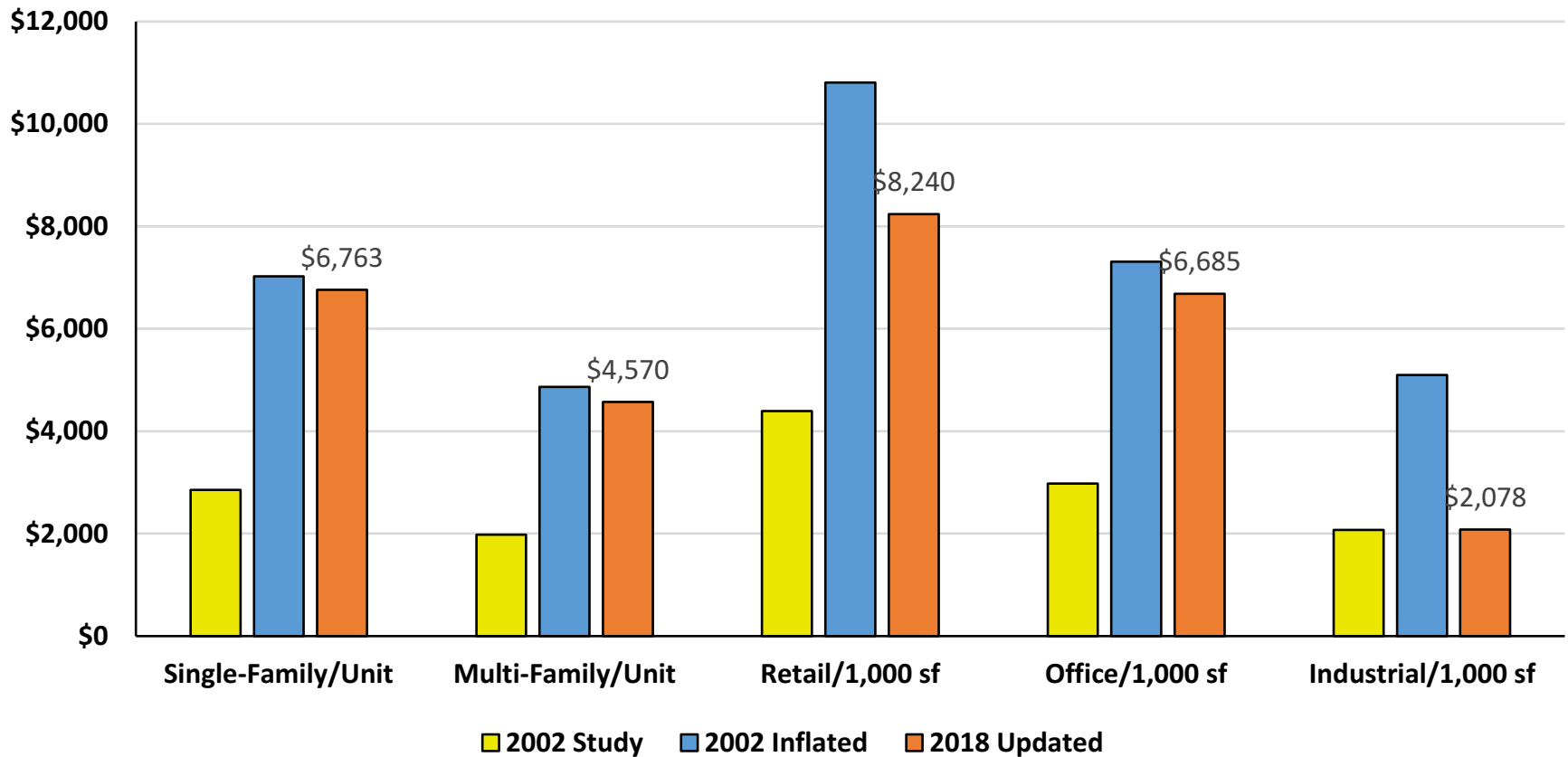
On-Site = Improvements required specifically for a development



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

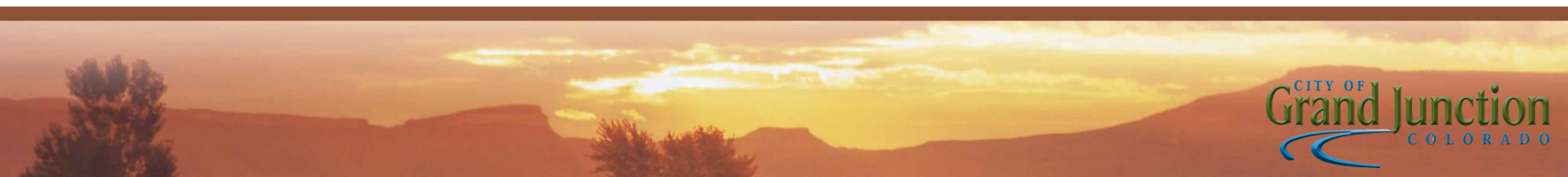
- Phase Implementation
  - Soften the impact
  - Create predictability
- Clear point in application process when “locked in”
- Additional breakdown by sq ft for single family and multi-family type
- Street Policy: On-site
  - Safety only (if any)
  - Adjacent – concurrent half street too complex
  -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

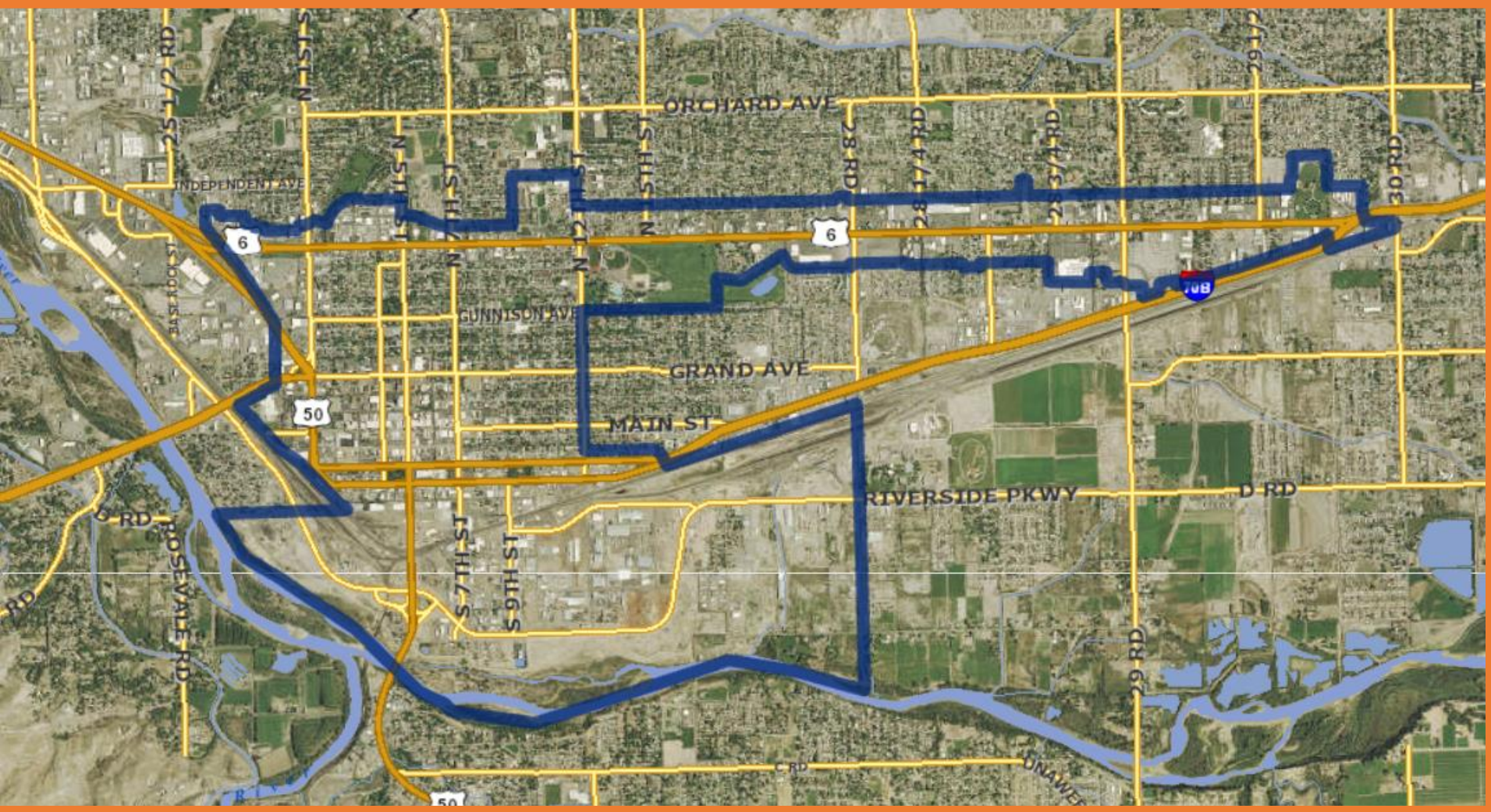
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# Recommendations

## 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 1<sup>st</sup> Reading
- March 26 – Planning Commission – public hearing
- April 3 – City Council 2<sup>nd</sup> Reading – public hearing

# Questions





## Grand Junction Planning Commission

### Workshop Session

Item #3.

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**Meeting Date:** March 21, 2019

**Presented By:** Kris, And

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Senior Planner

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#### **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. Campground management and camping guest shall not have a landlord/tenant relationship.

(b) No camping guest shall stay in any campground more than 120 days per calendar year. The Director on an individual basis may grant an extension for each camping guest for an additional 30-day period during a calendar year. An extension shall be requested, in writing, by the owner or manager of the campground. This requirement does not apply to employees or managers of the campground.

**(2) Campground Design and Site Layout**

**(a) General Location**

(i) The site shall not be located in an area subject to periodic flooding; nor located in such a manner as to permit contamination of a private or public water supply; nor located adjacent to swamps, marshes, railroads, stockyards, industrial sites or other such locations which would constitute a health or safety hazard.

(ii) Natural vegetation and/or an acceptable form of ground cover shall be maintained or provided so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

(iii) Service buildings with restroom and other facilities shall be provided in accordance with Colorado Department of Health standards.

**(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 and shall be designed to provide safe pedestrian circulation to and within the campground.

(ii) The surface of access drive aisles, all parking or unit pull-in spaces and pedestrian walkways in campgrounds shall be finished with a firm and stable, ADA-accessible material.

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

(iv) Entries, access drive aisles and walkways in developed campgrounds shall be lighted every 400 feet, conforming to the overall design of the campground.

(c) Site Design and Planning

(i) At least one camping unit with accessible/mobility features shall be provided for each 25 camping units 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 conveniently 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 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 – 1 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. Foundation/perimeter planting areas around common buildings and landscaping in other common areas (over certain square footage?) is required and shall be covered 50% in living turf or other living groundcovers and/or shrubs.

(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) 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.

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

(vi) 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.

(vii) No permanent or semi-permanent structures, such as cabins, lean-tos, sheds or habitable buildings, 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.

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

#### (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 a self-contained 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 vehicle.

(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.

(f) Water Services

(i) The water supply system shall be designed, constructed and maintained in compliance with this code and in compliance with Colorado Department of Health regulations and connected to an approved public water supply system.

(vii) Common water faucets shall be conveniently accessible and located not more than 150 feet 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 vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. 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 feet) which state:  
POTABLE WATER - DO NOT USE TO FLUSH CAMPING VEHICLE 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 appropriate surfacing and easily accessible from the access drive. Each station shall have a concrete slab with a center drain inlet with appropriate filtration.

(ii) A means for flushing camping unit holding tank and the immediate area, and 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 and not less than two feet square, posted adjacent to the water flushing outlet and inscribed with the warning: 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 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.
- Toilets shall be located within a 500-foot radius from any campsite that is not provided with an individual sewer connection.

(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

(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) Where burning is permitted, combustible refuse can be burned in approved fireplaces.

(vi) **Fires** will be permitted only in facilities which have been provided for such purposes or where and when open fires are allowed. **Check with Fire Department?**

(vii) **Fire places, fire pits**, charcoal braziers, wood burning stoves or other cooking facilities shall be located, constructed, maintained, and used to minimize fire hazard and smoke nuisance in the campground and the neighboring properties.

## DEFINITIONS

**Campsite.** Any specific area within semi-developed or developed campgrounds or other recreation areas which is used for overnight stays by an individual, a single camping family, group, or other similar entity. (need to define walk-in campsite?)

**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 tent or other type of shelter intended, designed or used for temporary human occupancy.

**Dependent Camping Unit.**

**Independent Camping Unit.**

**Camping Equipment Unit.**

## 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
- Landscaping, screen and fencing
- Utility services – common and/or at individual campsites
- Location of emergency service information
- Refuse collection areas